Wauwatosa, WI

Common Council

Meeting Agenda - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Tuesday, October 28, 2025 **6:30 PM** **Common Council Chambers and Zoom: https://servetosa.zoom.us/j/273225010, Meeting ID: 273 225 010**

Regular Meeting

HYBRID MEETING INFORMATION

Members of the public may observe 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

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

1. Approval of minutes of the September 30, 2025 regular meeting — 25-2034

PUBLIC HEARING

1. Public Hearing for a Conditional Use Permit in the Neighborhood/Village Trade (C1) district at 7603 W. State Street to operate a drinking establishment/bar, Jordan Cole, applicant — 25-1732
2. Public Hearing for a Conditional Use Permit in the Neighborhood/Village Trade (C1) district at 7754 Harwood Avenue to establish a day care, Michael Stefan, applicant — 25-1734
3. Public Hearing for a Conditional Use Permit in the Special Purpose - Research Park and Mayfair Overlay (SP-RP/MAY) zone at 10499 Innovation drive to convert an existing hotel into a multi-unit residential development, Waterfair Apartments LLC, applicant — 25-1738
4. Public Hearing regarding a proposed ordinance to amend various sections of Title 24 (Zoning) primarily related to Tosa Tomorrow 2045 Comprehensive Plan implementation — 25-1936
5. Public Hearing on the 2026 Operating Budget — 25-1933

APPOINTMENTS BY THE MAYOR

1. Reappointment by Mayor McBride of Katherine Riebe (District 7) as a member of the Wauwatosa Sustainability Committee, term ending December 31, 2028 **25-1744**

2. Reappointment by Mayor McBride of Matt Wicker (District 4) as a member of the Wauwatosa Civic Celebration Commission, term ending December 31, 2029 **25-1898**

3. Appointment by Mayor McBride of Amber Tanty (District 7) as an adult member of the Wauwatosa Youth Commission, term ending May 31, 2028 **25-1899**

4. Appointment by Mayor McBride of Nikolai Buss (District 4) as a student member of the Wauwatosa Youth Commission, term ending May 31, 2027 **25-1900**

5. Appointment by Mayor McBride of Keagan Young (District 5) as a member of the Wauwatosa Commission for Persons with Disabilities, term ending March 31, 2028 **25-1901**

APPLICATIONS, COMMUNICATIONS, ETC.

1. Claim - Emily Price **25-1730**

   Recommendation: Refer to City Attorney

2. Claim - Christopher Merker **25-1868**

   Recommendation: Refer to City Attorney

3. Claim - SCA Health **25-1986**

   Recommendation: Refer to City Attorney

FROM THE PLAN COMMISSION

1. Resolution approving a Conditional Use Permit for a health club in the General Commercial and Mayfair Corridor Overlay (C2/MAY) zone at 3203 N. Mayfair Road, Laura Lewallen, PB2 Architecture, applicant **25-1856**

   Recommendation: Approve 5-0

2. Resolution approving a Conditional Use Permit in the Midtown Mixed Use (MID-MIX) District at 2289 Ludington Avenue to establish a wine bar, Tim Walsh, applicant **25-1857**

   Recommendation: Approve 5-0

3. Resolution approving the East Tosa Business Improvement District **25-1978**

   Recommendation: Approve 7-0

FROM THE TRANSPORTATION AFFAIRS COMMITTEE

1. Resolution supporting the City of Wauwatosa Municipal Safety Action Plan with a goal to achieve zero traffic-related deaths and serious injuries in Wauwatosa by 2037 **25-2012**

   Recommendation: Approve 5-0

2. Resolution authorizing staff to complete a 2026-2030 Transportation Alternatives Program (TAP) grant application for the preparation of a Wauwatosa Active Transportation Plan to replace the 2014 Bicycle & Pedestrian Facilities Plan **25-2013**

   Recommendation: Approve 5-0

FROM THE GOVERNMENT AFFAIRS COMMITTEE

1. Consideration of Common Council proclamation recognizing the extraordinary response of City of Wauwatosa employees to the August 2025 storm and flood **25-2026**

   Recommendation: Approve 6-0

2. Consideration of Common Council proclamation recognizing Amanda Saso for her protection of the Little Red Store in the August 2025 storm and flood **25-2027**

   Recommendation: Approve 6-0

3. Resolution approving application for a new Class "B" Beer and Reserve "Class B" Liquor license by Nordstrom, Inc., d/b/a Nordstrom Marketplace Café, 2424 N. Mayfair Road, Veronica Jenquine - Agent, for the period ending June 30, 2026 **25-2025**

   Recommendation: Approve 6-0

4. Resolution establishing polling place sites for the City of Wauwatosa beginning with the 2026 Spring Election cycle **25-2028**

   Recommendation: Approve 6-0

5. Resolution establishing Common Council compensation beginning in 2026 **25-2029**

   Recommendation: Approve 6-0

6. Resolution authorizing City staff to pursue and implement a new Wauwatosa design element **25-2030**

   Recommendation: Approve 5-1

FROM THE FINANCIAL AFFAIRS COMMITTEE

1. Resolution authorizing the Fire Department to purchase fire fleet vehicles in advance of approval of the 2026 capital improvement budget **25-1934**

   Recommendation: Approve 6-0

2. Resolution waiving the competitive bid process for the purchase of a replacement self-contained breathing apparatus (SCBA) compressor **25-1935**

Recommendation: Approve 6-0

3. Resolution approving contract with the Cities and Villages Mutual Insurance Company (CVMIC) for third-party administration of worker's compensation services **25-2031**

Recommendation: Approve 7-0

4. Resolution approving Amendment Number 1 of the State Municipal Agreement with the Wisconsin Department of Transportation for the North Avenue reconstruction project between 95th Street and Wauwatosa Avenue (CIP Project #1127) **25-2032**

Recommendation: Approve 7-0

5. Resolution approving State Municipal Agreements with the Wisconsin Department of Transportation for street lighting conversion under the carbon reduction program (CIP Project #2403) **25-2033**

Recommendation: Approve 7-0

6. Ratification of Comptroller's Office bills and claims report, October 1 through October 28, 2025 **25-2035**

FROM THE BOARD OF PUBLIC WORKS

1. Resolution approving an encroachment within a public utility easement at 1033 N. Mayfair Road for Terry Meyer of The Sigma Group on behalf of Midwest GI Specialists LLC **25-2015**

Recommendation: Approve 6-0

2. Resolution approving the vacation of an existing storm sewer easement within the parcel owned by Pilgrim Lutheran Church at 6717 W. Center Street **25-2023**

Recommendation: Approve 5-0

3. Resolution approving the final payment for Project 5118 / Contract 25-50 Alice Street Water Reservoir Rehabilitation **25-2024**

Recommendation: Approve 5-0

FUTURE COUNCIL COMMITTEE AGENDA ITEMS

1. Future Council committee agenda items **25-2036**

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.

7603 W. State St.

City of Wauwatosa

North 48 MKE LLC is the third location in the North 48° family of craft cocktail and beer bars. Building on the success of our Cedarburg and Oconomowoc locations, the Wauwatosa venue will deliver the same high-quality experience with a locally tailored twist. Our brand is known for its welcoming atmosphere, expertly crafted drinks, and strong community engagement. Our goal is to create a vibrant, community driven bar experience that blends exceptional hospitality with bold, creative branding. North 48 MKE will serve as a neighborhood hub for connection, celebration, and craft excellence.

Hours of operation

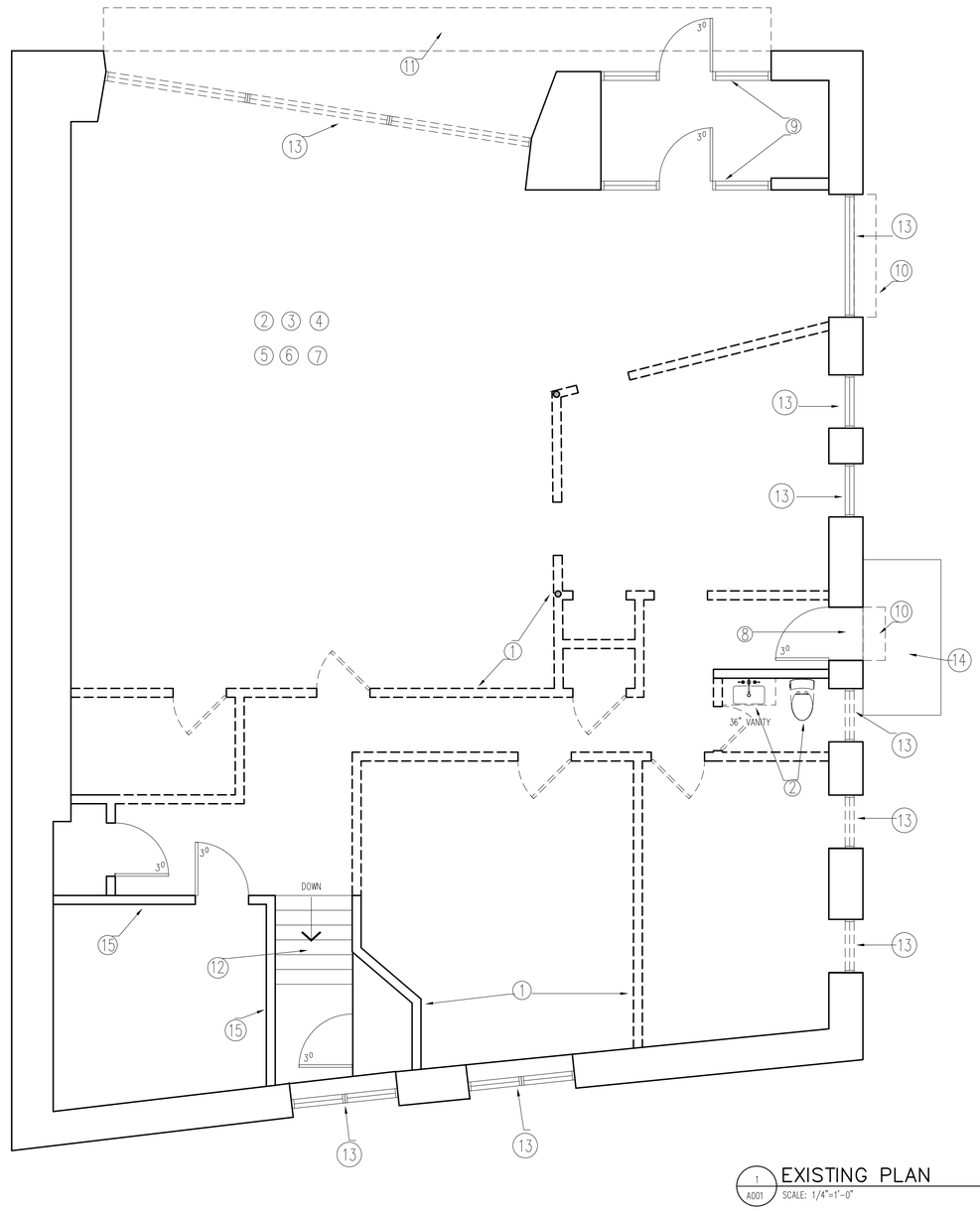
Monday through Friday 12pm to 2am
Saturday 11am to 230am
Sunday 11am to 12am
Hours may change with seasons or special events

Employees
Owner Jordan Cole
General manager Heather Loving
5 to 8 bartenders depending on their availability

We would also like to note that although we dont offer food we do welcome food being brought in or delivered by other businesses close by like we do at both other locations. We donate and support local charities, schools and non profits as well as fundraising for great causes! As a higher end establishment we do not have any issues at either existing location including customers nor employees, so feel free to contact both police departments in Cedarburg and Oconomowoc for reference.

Thank you again for your help and support

Jordan Cole
North 48 Inc.
414.405.3773
north48bar@gmail.com



1 / A001 EXISTING PLAN
SCALE: 1/4"=1'-0"

DEMOLITION EXHIBIT NOTES:

1 LANDLORD TO REMOVE ALL EXISTING FRAMED WALLS INCLUDING DOORS & FRAMES BACK TO EXISTING EXTERIOR WALL GYP BOARD FINISH. ALL GYPSUM WALLBOARD SHALL BE TAPED, SANDED, AND READY FOR PRIMER AS REQUIRED PER WORK LETTER. (LEVEL 5 FINISH). NOTE: REMOVE EXISTING WALL FINISHES ON REMAINING WALLS BACK TO GYP BOARD.

2 LANDLORD TO REMOVE ALL EXISTING PLUMBING FIXTURES AND CAP AS REQUIRED.

3 LANDLORD TO REMOVE ALL CEILINGS & SOFFIT FRAMING. PATCH AS REQUIRED.

4 LANDLORD TO REMOVED ALL FLOORING BACK TO ORIGINAL FLOOR. REMOVE ALL ADHESIVE, GROUT, ETC. TO PROVIDE FLOOR READY FOR TENANT FINISH.

5 ALL DUCTWORK/DIFFUSERS TO BE REMOVED BY LANDLORD & CAPPED AS REQUIRED.

6 ALL ELECTRICAL & LIGHTING TO BE REMOVED BY LANDLORD BACK TO ELECTRICAL PANELS.

7 ALL PLUMBING WATER LINES, WASTE & VENT LINES TO BE REMOVED BACK TO POINT OF CONNECTION SHOWN ON UTILITY EXHIBIT. CAP AS REQUIRED.

8 EXISTING SIDE DOOR TO REMAIN

9 EXISTING STOREFRONT/DOORS TO BE REMOVED AND REPLACES PER TENANTS DRAWINGS

10 LANDLORD TO REMOVE FABRIC AWNING AND FRAME. PATCH AS REQUIRED.

11 LANDLORD TO REMOVE EXTERIOR CANOPY AND REPLACE PER LL DRAWINGS.

12 REMOVE EXISTING STAIR AS REQUIRED TO INFILL EXISTING STAIR OPENING.

13 REMOVED EXISTING STOREFRONT & WINDOWS AND REPLACE WITH NEW STOREFRONT.

14 REMOVED EXISTING CONCRETE STOOP & STAIR. REPLACE WITH ACCESSIBLE LANDING & STAIR/RAMP.

15 LANDLORD TO REMOVED EXISTING BANK VAULT WALLS.

N

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kristin.dedering@bliffertlumber.com

1/4"=1'-0" 0 2' 4' 8'

PRELIMINARY

JOB # 25-213-001

PROJECT FOR:
KRANICH, DARYL - NORTH 48 BAR
7603 W STATE ST
WAUWATOSA WI, 53213

DATE: 8/26/25
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Page: 1 of 2

Drawn by: K.S.
Checked by: K.D.

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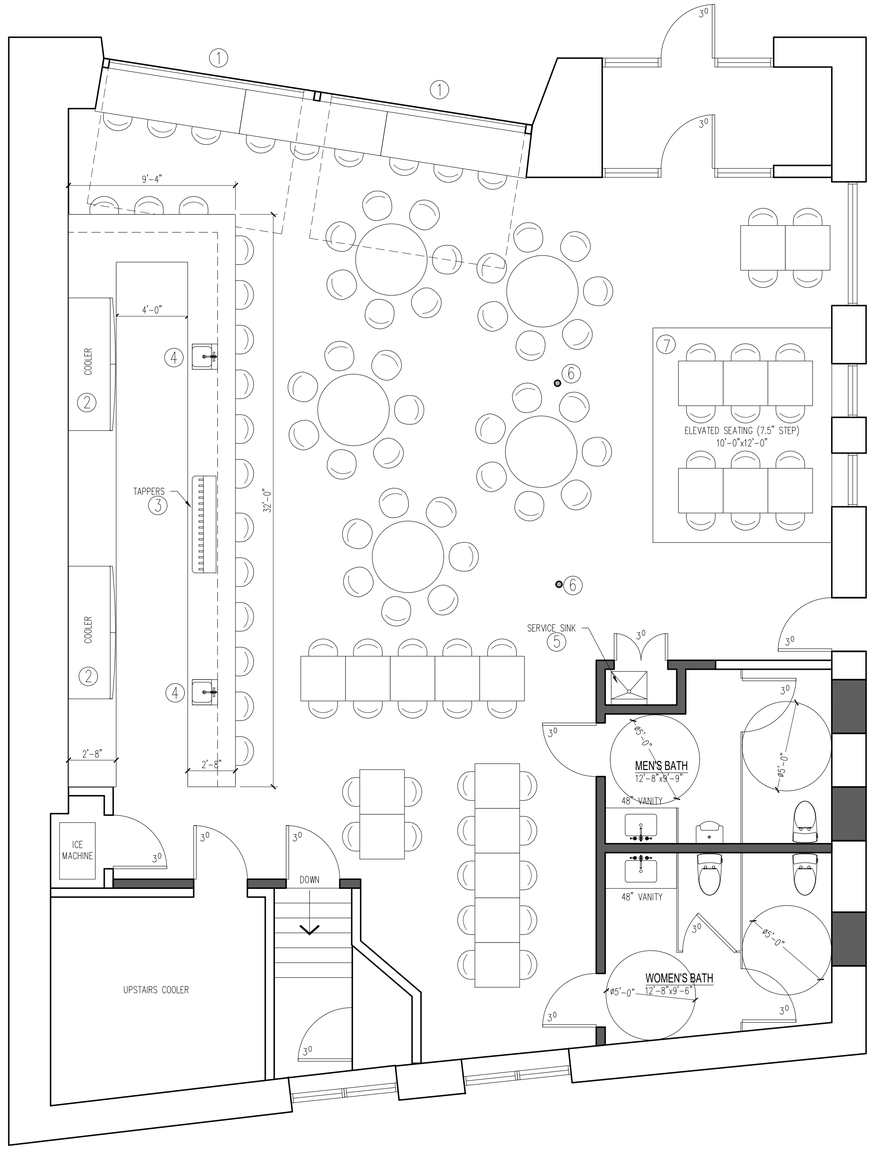

AREA: 2319 SQ. FT.

1 NEW FLOOR PLAN
A002 SCALE: 1/4"=1'-0"

1 OPERABLE OVERHEAD DOOR
2 COOLER
3 TAPPERS
4 SINK
5 SERVICE SINK
6 STRUCTURAL COLUMN – WRAPPED FIELD VERIFY LOCATION
7 ELEVATED SEATING – 7.5" UP.

CODE SUMMARY

GOVERNING CODES:

WISCONSIN COMMERCIAL BUILDING CODE
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2009 A NSI A 117.1

OCCUPANCY GROUP (IBC CHAPTER 3):

GROUP A: ASSEMBLY

OCCUPANCY LOAD (IBC TABLE 1004.1.2):

SEE ASSOCIATED LIFE SAFETY PLAN FOR INDIVIDUAL LOAD COUNTS AND EGRESS PATHS FROM EACH SPACE. OVERALL OCCUPANT LOAD IS CALCULATED AT 99 PERSONS.

MINIMUM PLUMBING FIXTURES (IBC TABLE 2902.1):

REQUIRED:

WATER CLOSETS:
GROUP A: 99 PPL / 2 = 50 MALE / 50 FEMALE
1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50

= 1.0 MALE WATER CLOSETS REQUIRED
= 1.0 URINAL REQUIRED
= 2.0 FEMALE WATER CLOSETS REQUIRED

LAVATORIES:
GROUP A: 99 PPL / 2 = 50 MALE / 50 FEMALE
1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80

= 0.625 MALE LAVATORIES REQUIRED
= 0.625 FEMALE LAVATORIES REQUIRED

PROVIDED:

MALE WATER CLOSETS:	1
MALE URINAL:	1
FEMALE WATER CLOSETS:	2
MALE LAVATORIES:	1
FEMALE LAVATORIES:	1
WATER BOTTLE FILLER WITH CUPS:	1
SERVICE SINKS:	1

*ALTERNATIVE TO DRINKING FOUNTAIN PER SPS 362.2902(1)(a)2.
GLASSES PROVIDED ADJACENT TO SINK

N

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Fax: (920) 564-3040
Web: www.bliffertlumber.com
E-mail to:
kristin.declering@bliffertlumber.com

1/4"=1'-0" 0 2' 4' 8'

PRELIMINARY

JOB # 25-213-001

PROJECT FOR:
KRANICH, DARYL - NORTH 48 BAR
7603 W STATE ST
WAUWATOSA WI, 53213

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Drawn by: K.S.
Checked by: K.D.

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7754 Harwood Ave.

City of Wauwatosa

CITY OF WAUWATOSA | 7725 N. NORTH AVE | WAUWATOSA WI, 53213 | WAUWATOSA.NET

1" = 202'

Monday, September 29, 2

Project Description – Casa de Corazón, Wauwatosa

Mission and Vision

Casa de Corazón is dedicated to providing high-quality, culturally rich early childhood education that nurtures the whole child. Our vision is to build a community where children grow in an environment of love, learning, and inclusivity while gaining the benefits of bilingual Spanish immersion. By instilling values of diversity, empathy, and curiosity, we aim to prepare children for lifelong success.

Proven Success in Wisconsin

Casa de Corazón is not a new concept. Our centers in Shorewood and Glendale have already established themselves as trusted resources for families and strong contributors to their communities. These franchises are thriving, with full enrollment, long waitlists, and overwhelmingly positive parent feedback.

The success of our nearby locations demonstrates both the demand for high-quality, bilingual childcare and the ability of Casa de Corazón to deliver consistently excellent programming. By expanding into Wauwatosa, we are building on this proven model to meet growing childcare needs while strengthening Wauwatosa's reputation as a family-centered, forward-thinking city.

Program Overview

Casa de Corazón of Wauwatosa will be a licensed childcare center serving up to 148 children from infancy through pre-kindergarten. Our age-appropriate programming will include:

- Infant (6 weeks – 16 months): 40 children
- Toddler (16 months – 33 months): 36 children
- Preschool A (33 months – 4 years): 32 children
- Preschool B (33 months – 4 years): 20 children
- Pre-K (4 – 5 years): 20 children

The center will operate Monday through Friday, from 7:30 AM to 5:30 PM, providing full-day programming designed to support working families.

Curriculum and Approach

Our curriculum integrates play-based learning, bilingual Spanish immersion, and structured educational programming. Children will engage in activities that promote:

- Cognitive and language development
- Social and emotional skills
- Creativity through art, music, and play
- Physical well-being through daily movement and outdoor activity
- Cultural awareness and inclusivity

This unique approach not only ensures kindergarten readiness but also fosters adaptability and appreciation for diversity in a global society.

Community Impact

Casa de Corazón will be an important addition to the Wauwatosa community by:

- Expanding Access to Childcare: Addressing the increasing demand for quality early childhood education in the area.
- Creating Jobs: Employing approximately 40–50 staff members, including teachers, classroom assistants, administrators, and support staff, contributing directly to the local economy.
- Supporting Working Families: Providing dependable, enriching childcare that enables parents to remain in or return to the workforce, pursue higher education, or build businesses.
- Fostering Inclusivity: Promoting bilingual education and cultural exchange, enriching both children and the broader community.

Facilities and Operations

The center will be thoughtfully designed to meet the highest standards of safety, accessibility, and child development needs. Features will include:

- Secure entry systems and age-appropriate classrooms
- Outdoor play spaces designed for multiple age groups
- Nutritious organic meal and snack programs
- Compliance with all state and city licensing requirements

1. Public health, safety, and general welfare

- The center will be designed, constructed, and operated in full compliance with all state and city health, safety, and building codes.
- Secure entry systems, age-appropriate classrooms, staff background checks, and organic food service all promote a healthy and safe environment for children, staff, and the surrounding community.

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2. Uses, values, and enjoyment of surrounding properties

- Casa de Corazón centers have a proven record of being good neighbors, maintaining attractive, well-landscaped facilities that complement surrounding land uses.
- The Wauwatosa location will enhance neighborhood vitality and provide a needed community service without negatively impacting adjacent property values or enjoyment.

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3. Normal and orderly development of surrounding properties

- The project is compatible with the existing zoning and surrounding uses, which include residential and institutional/community-serving properties.

- The center will not hinder the normal and orderly development of nearby properties for uses already permitted in the district.

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4. Adequate utilities, access roads, drainage, and other improvements

- The site is served by existing municipal water, sewer, stormwater drainage, and public utilities, which will be used or upgraded as required.

- All necessary infrastructure improvements will be coordinated with and approved by the City prior to occupancy.

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5. Ingress, egress, and traffic congestion

- The site plan includes adequate off-street parking and a dedicated drop-off/pick-up area designed to keep vehicle queues off public streets.

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6. Compliance with applicable zoning regulations

- The facility will comply with all applicable zoning regulations, including setbacks, parking ratios, signage, occupancy limits, and landscaping requirements.

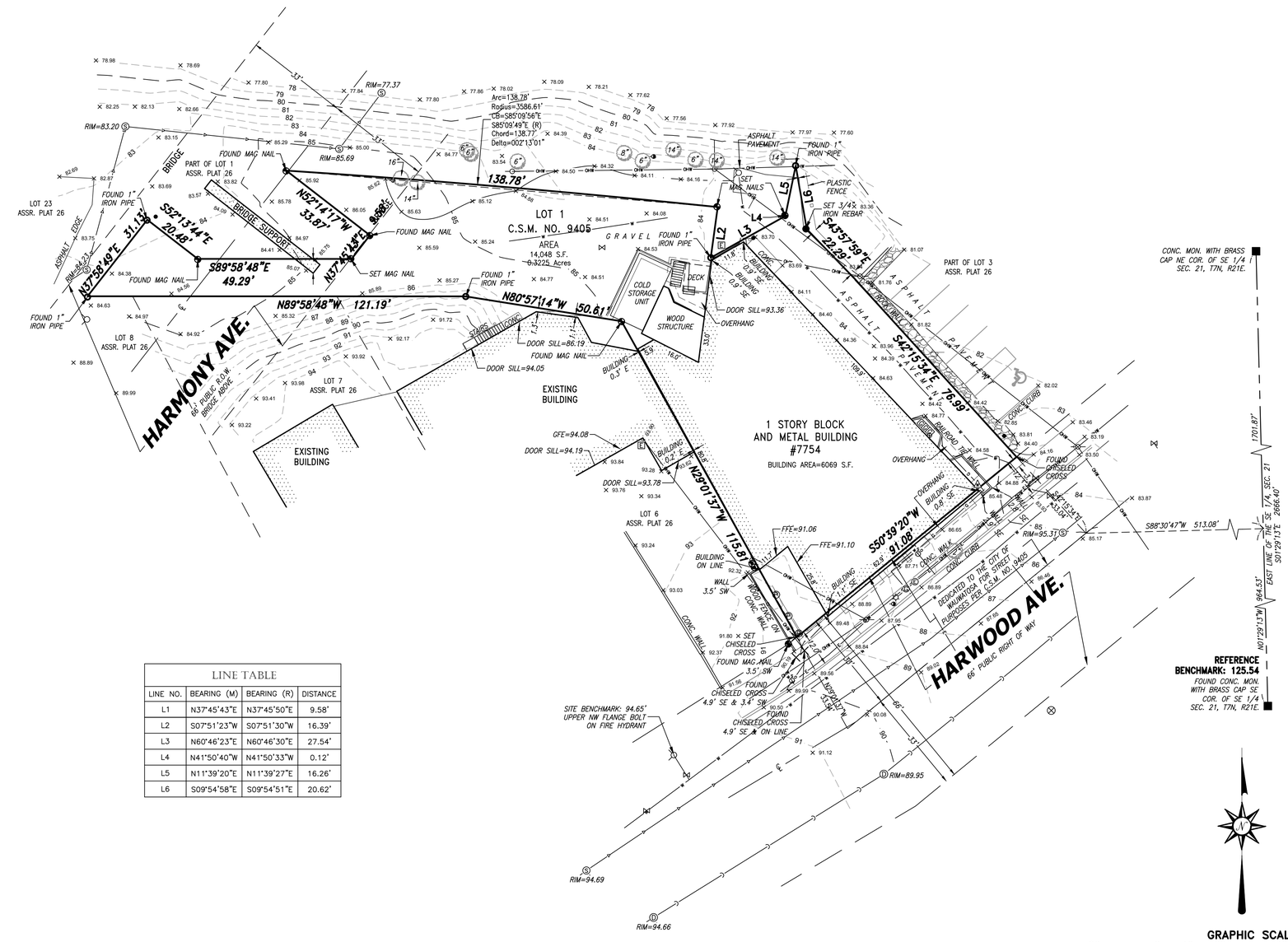
- All required permits and inspections will be obtained prior to opening to ensure full compliance with the subject zoning district.

Conclusion

Casa de Corazón of Wauwatosa represents more than a childcare facility—it is an investment in the future of our children and our community. By combining early education, cultural enrichment, and economic opportunity, this project will help strengthen Wauwatosa as a family-friendly, forward-thinking city.

We respectfully request the board's support in bringing Casa de Corazón to Wauwatosa, where it will serve as a cornerstone for family growth, community vitality, and educational excellence

PLAT OF SURVEY



LINE TABLE			
LINE NO.	BEARING (M)	BEARING (R)	DISTANCE
L1	N37°45'43"E	N37°45'50"E	9.58'
L2	S07°51'23"W	S07°51'30"W	16.39'
L3	N60°46'23"E	N60°46'30"E	27.54'
L4	N41°50'40"W	N41°50'33"W	0.12'
L5	N11°39'20"E	N11°39'27"E	16.26'
L6	S09°54'58"E	S09°54'51"E	20.62'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

CLIENT

Kriti Behl Stefan and Michael Stefan

SITE ADDRESS

7754 Harwood Avenue, City of Wauwatosa, Milwaukee County, WI 53226

LEGAL DESCRIPTION

Lot 1 of Certified Survey Map No. 9405, being a division of Lot 4 and 5, part of Lot 1 and Lot 3, in Assessor's Plat No. 26, being a part of the Southeast 1/4 of the Southeast 1/4 of Section Twenty-One (21), Township Seven (7) North, Range Twenty-One (21) East, in the City of Wauwatosa, County of Milwaukee, State of Wisconsin.

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, NAD83 (2011), in which the East line of the SE 1 /4 of Section 21 bears S01°29'13"E.

VERTICAL DATUM

Vertical Datum is based on National Geodetic Vertical Datum of 1929

705.82 Benchmark on National Geodetic Vertical Datum of 1929 elevation
-580.28 Conversion to City of Wauwatosa Datum.
125.54 City of Wauwatosa Datum

REFERENCE BENCHMARK: 125.54
REFERENCE MARK AND REFERENCE BENCHMARK CONC. MON. WITH SEWRPC BRASS CAP AT THE SE COR. OF THE SE 1/4 OF SEC. 21

LAND AREA

The Land Area of the subject property is 14,048 square feet or 0.3225 acres.

NOTE:

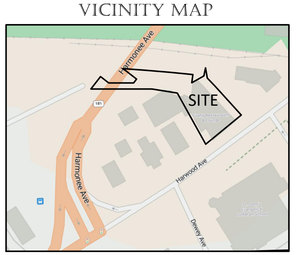
Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20253623033 and 20253623039. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE
STORM MANHOLE
CLEANOUT
CURB INLET
STORM INLET
CATCH BASIN
LATERAL
UNKNOWN MANHOLE
WELL
HYDRANT
WATER VALVE
DOWN SPOUT
SPRINKLER VALVE
WATER SHUT OFF
STANDPIPE
WATER MANHOLE
FLOOD LIGHT
LIGHT POLE
FIBER OPTIC MARKER
FIBER OPTIC MANHOLE/VAULT
TELEPHONE PEDESTAL
TELEPHONE MANHOLE/VAULT
TELEPHONE MARKER
TRANSFORMER
ELECTRIC METER/PEDESTAL
ELECTRIC MANHOLE/VAULT
CABLE TV RISER/BOX CABLE
TV MANHOLE/VAULT
GAS VALVE
GAS METER
GAS MARKER
AIR CONDITIONING UNIT
VENT
UTILITY POLE
GUY WIRE
TRAFFIC SIGNAL POLE
SIGN
MAIL BOX
FLAG POLE
BOLLARD
CROSS CUT
IRON PIPE
IRON REBAR/ROD
MAG NAIL
SECTION MONUMENT
BENCH MARK
CONIFER TREE
DECIDUOUS TREE
BUSH
WETLAND SYMBOL
DIRECTIONAL ARROW
SPOT ELEVATION
HANDICAP STALL
DUMPSTER
SANITARY SEWER
SANITARY SEWER PER PLAN
STORM SEWER
STORM SEWER PER PLAN
WATER MAIN
WATER MAIN PER PLAN
FIBER OPTIC LINE
FIBER OPTIC PER PLAN
TELEPHONE LINE
TELEPHONE PER PLAN
ELECTRIC LINE
ELECTRIC LINE PER PLAN
OVERHEAD WIRES
CABLE TELEVISION
CABLE TELEVISION PER PLAN
GAS MAIN
GAS MAIN PER PLAN
TRAFFIC CONDUIT PER PLAN
TREE LINE
NO ACCESS

CL. =CENTERLINE
CONC. =CONCRETE
EL. =ELEVATION
EXT. =EXISTING
INV. =INVERT
MON. =MONUMENT
P.O.B. =POINT OF BEGINNING
P.O.C. =POINT OF COMMENCEMENT
R.O.W =RIGHT OF WAY
SEC. =SECTION
SQ. FT. =SQUARE FEET
(D) =DEEDED AS
W/ =WITH
(R) =RECORDED AS

VICINITY MAP



I Certify that I have surveyed the above described property, and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Date: September 23, 2025

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

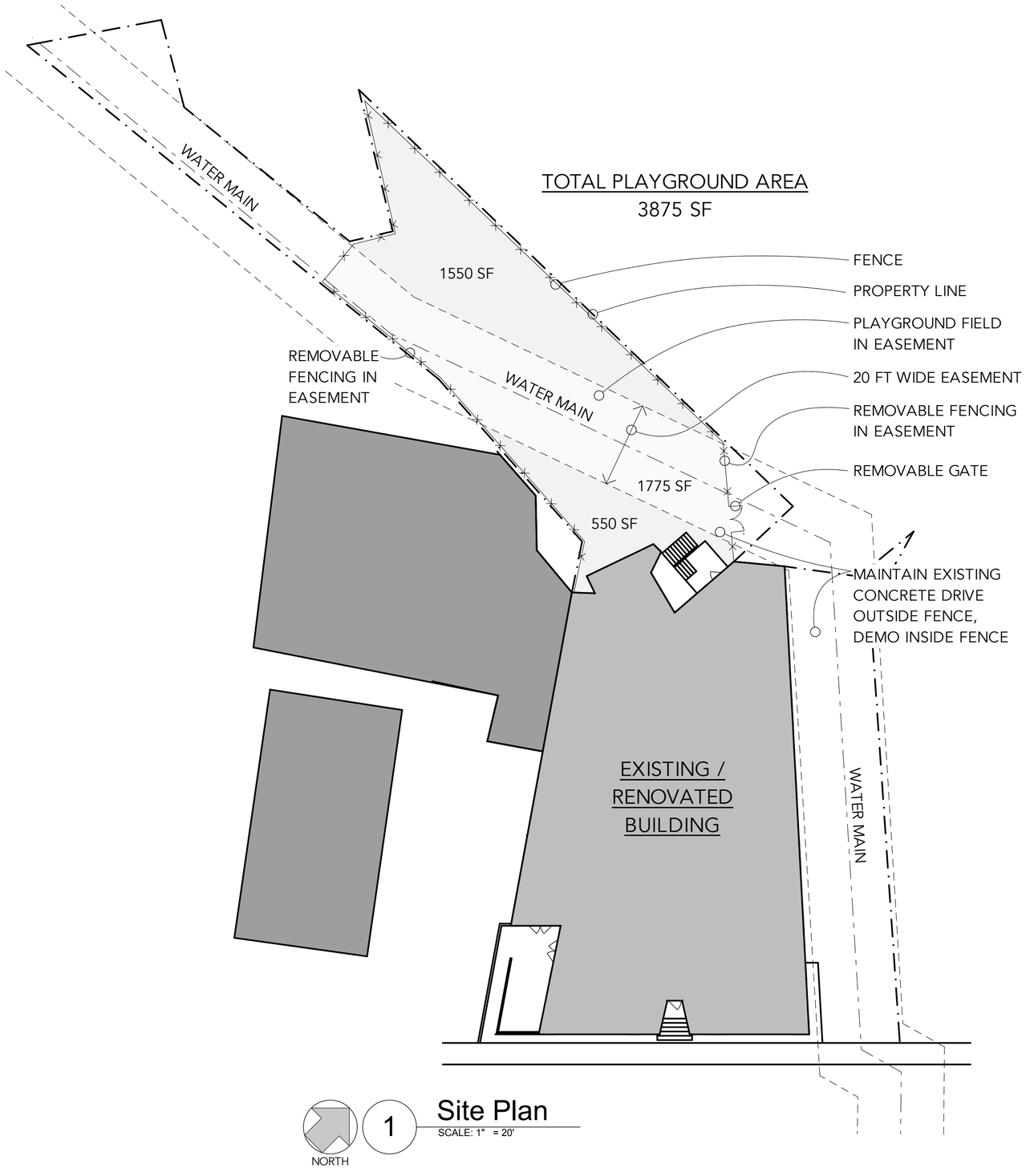
CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

Date	Revision description

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties. Chaput Land Surveys is a division of Pinnade Engineering Group.

DRAFTED BY: KGD

Drawing No. 3228.40A



1 Site Plan
SCALE: 1" = 20'

CN Chambliss
ARCHITECTURE
conscientious home design

C1

Notice:

These drawings and design there in are the exclusive property of CNChambliss Architecture, llc

Project:

La Casa Daycare
Wauwatosa, WI

Issue:

Design Review Set Sept 16, 2025

Not for Construction

Drawing Title:

Site Plan

Sheet:

Caution: Do not scale drawings. These are the property of the designer and may only be used in conjunction with this proect.

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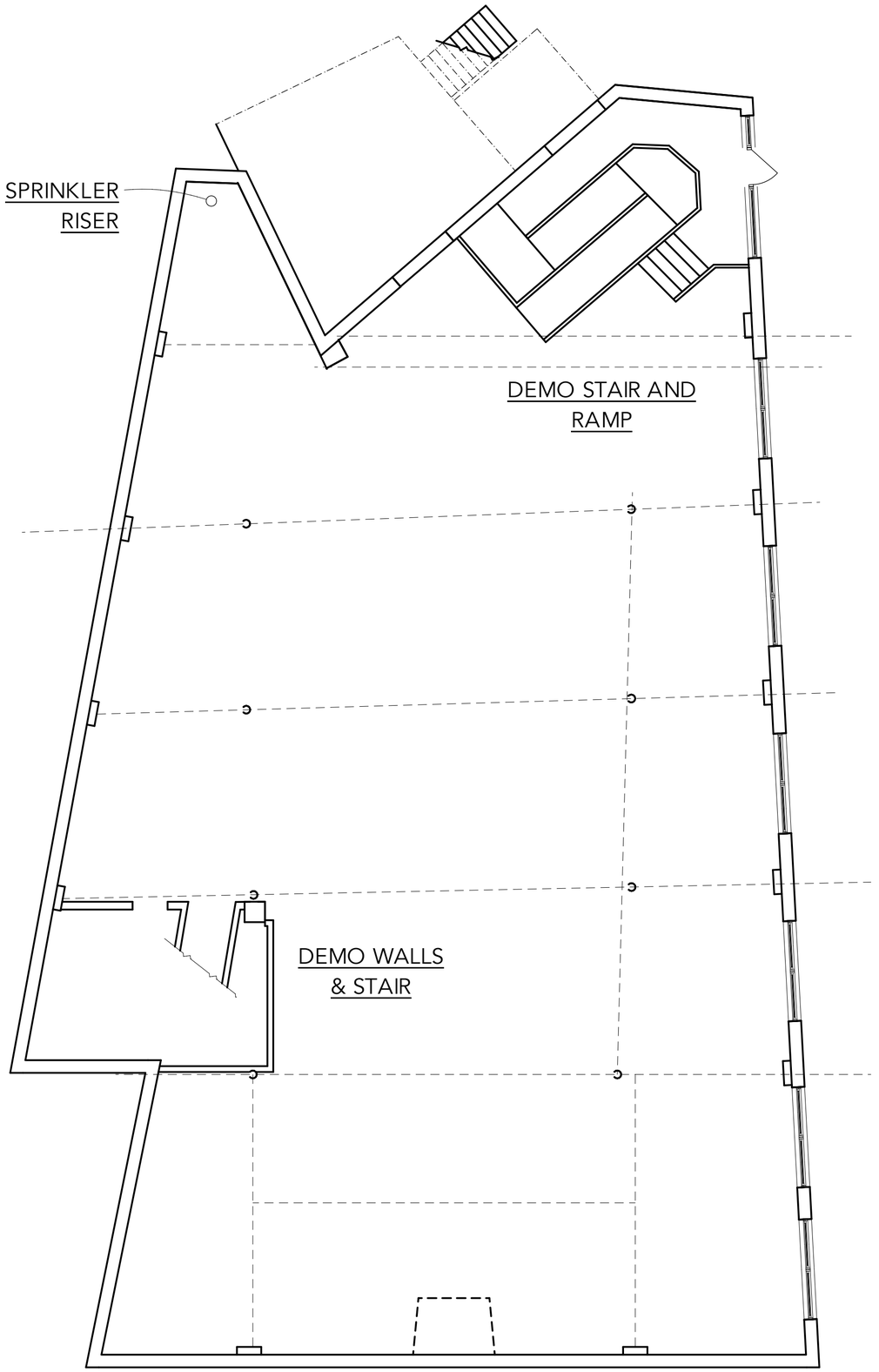

NORTH

1 Lower Level Demolition Plan

SCALE: 1/8" = 1'-0"

CN Chambliss
ARCHITECTURE
conscientious home design

D0

Notice:

These drawings and design there in are the exclusive property of CNChambliss Architecture, llc

Project:

La Casa Daycare
Wauwatosa, WI

Issue:

☐ Design Review Set Sept 16, 2025

Not for Construction

Drawing Title:

Lower Level Demo Plan

Sheet:

Caution: Do not scale drawings. These are the property of the designer and may only be used in conjunction with this proect.

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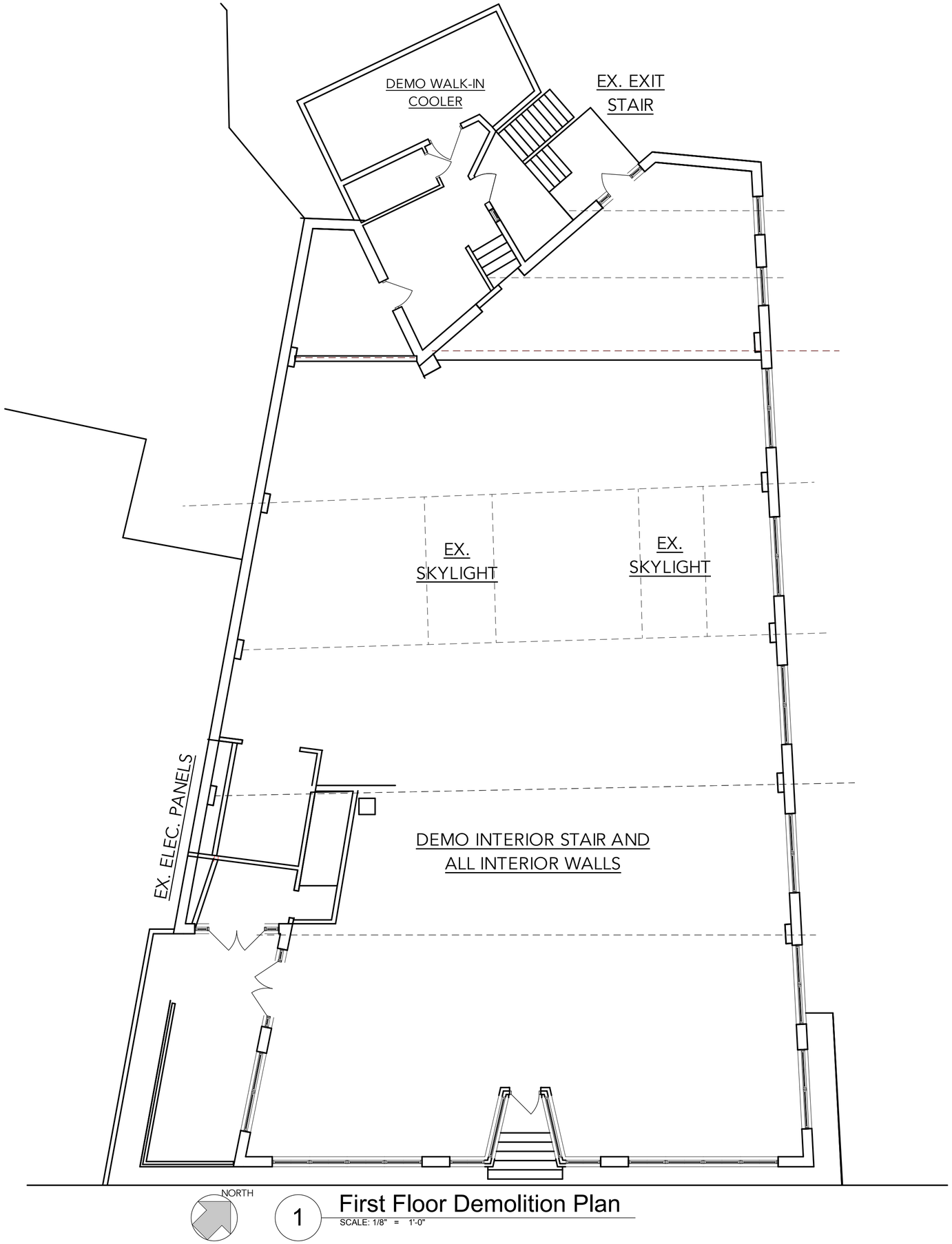

CN Chambliss
ARCHITECTURE
conscientious home design

D1

Notice:

These drawings and design there in are the exclusive property of CNChambliss Architecture, llc

Project:

La Casa Daycare
Wauwatosa, WI

Issue:

☐ Design Review Set Sept 16, 2025

Not for Construction

Drawing Title:

First Floor Demo Plan

Sheet:

Caution: Do not scale drawings. These are the property of the designer and may only be used in conjunction with this proect.

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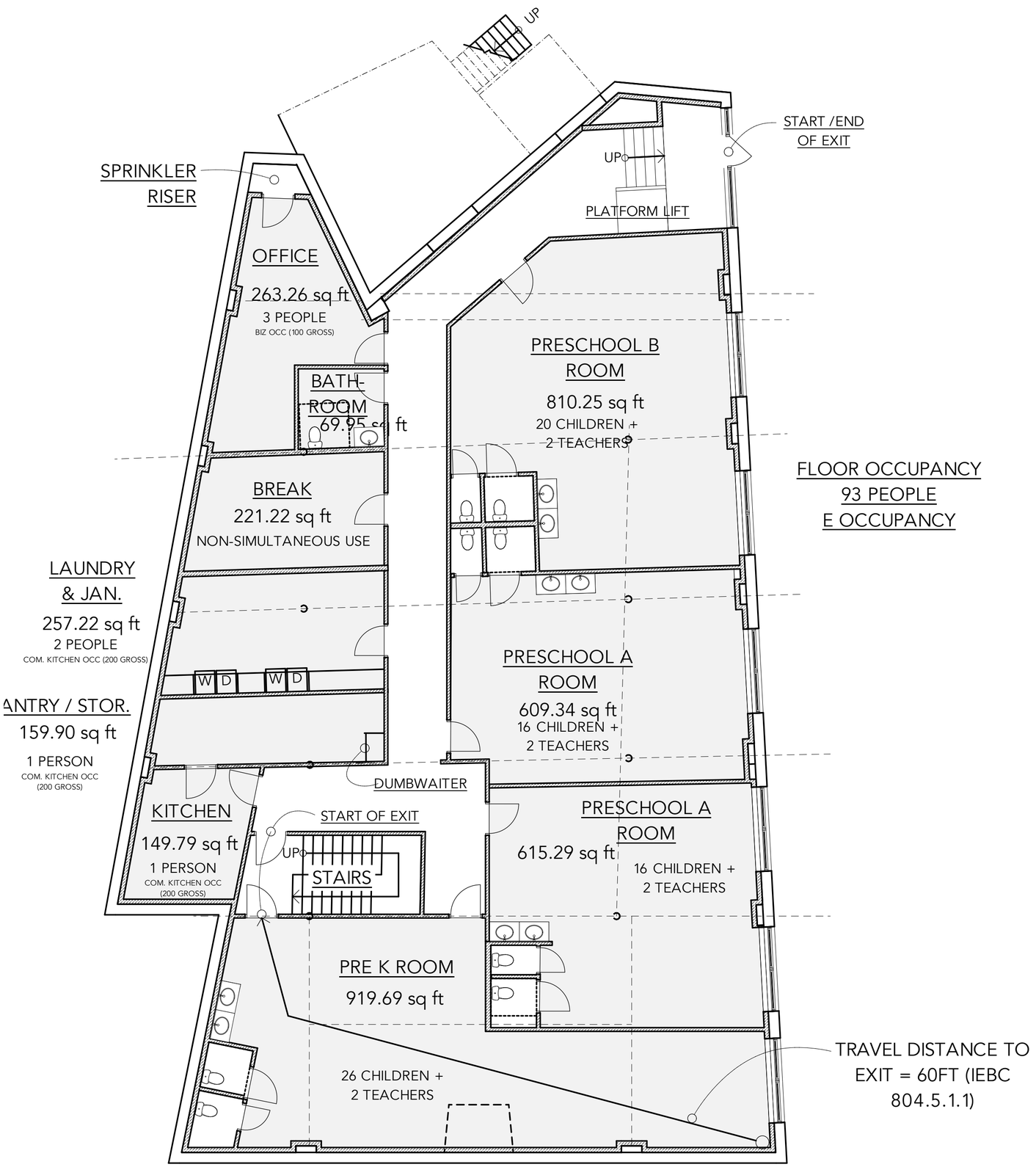

NORTH

1 Lower Level Floor Plan

SCALE: 1/8" = 1'-0"

CN Chambliss ARCHITECTURE
conscientious home design

A0

Notice:

These drawings and design there in are the exclusive property of CNChambliss Architecture, llc

Project:

La Casa Daycare
Wauwatosa, WI

Issue:

☐ Design Review Set Sept 16, 2025

Not for Construction

Drawing Title:

Lower Level Floor Plan

Sheet:

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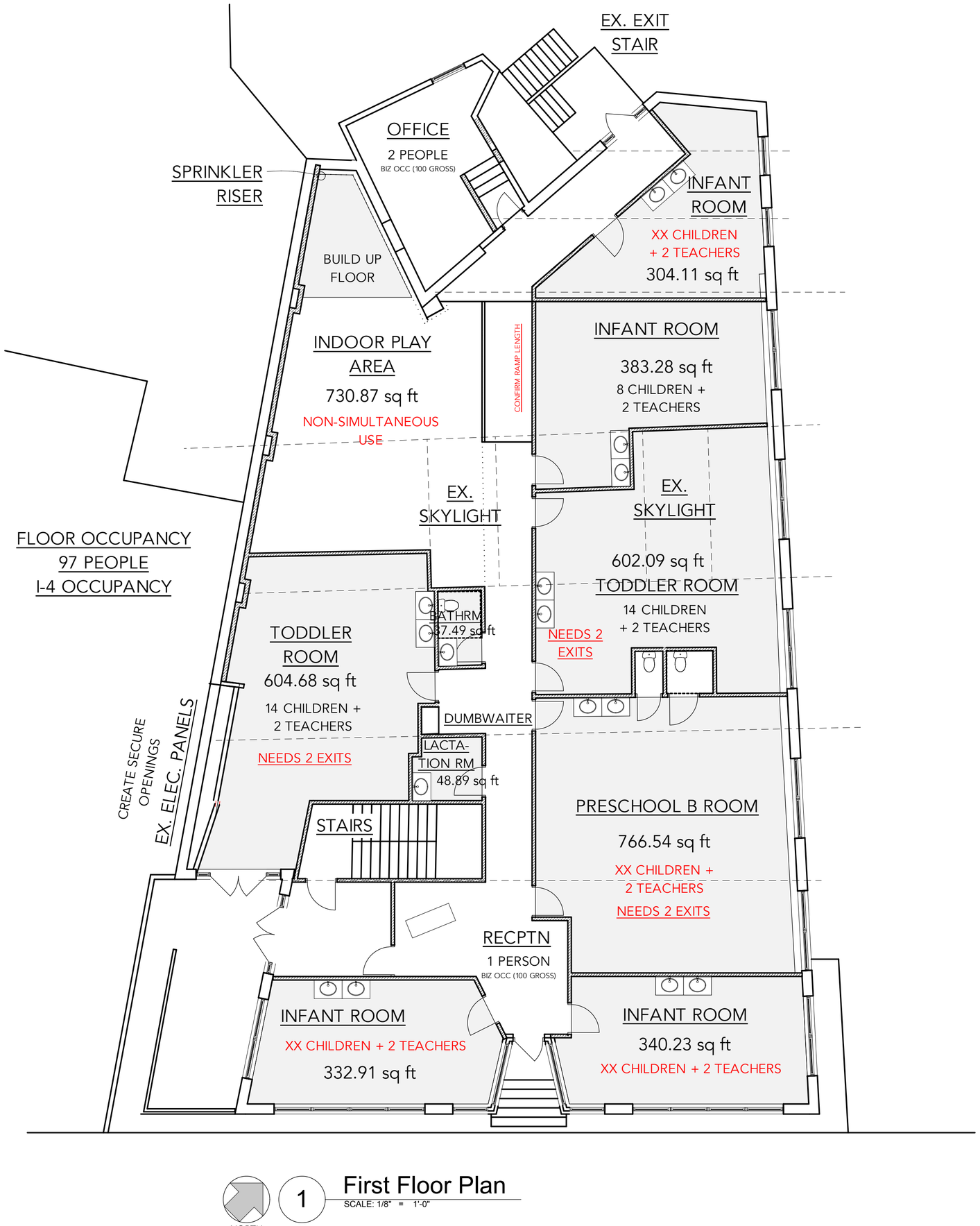

NORTH

1 First Floor Plan

SCALE: 1/8" = 1'-0"

CN Chambliss ARCHITECTURE
conscientious home design

A1

Notice:

These drawings and design there in are the exclusive property of CNChambliss Architecture, llc

Project:

La Casa Daycare
Wauwatosa, WI

Issue:

Design Review Set Sept 16, 2025

Not for Construction

Drawing Title:

First Floor Plan

Sheet:

Caution: Do not scale drawings. These are the property of the designer and may only be used in conjunction with this proect.

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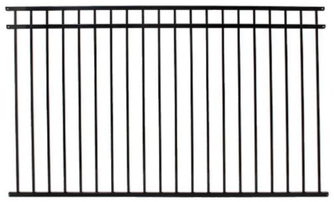
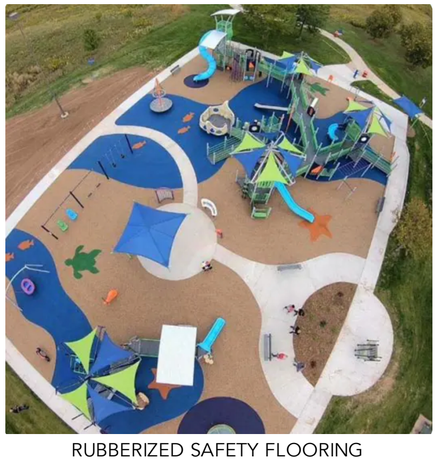


PLAYGROUND FENCING

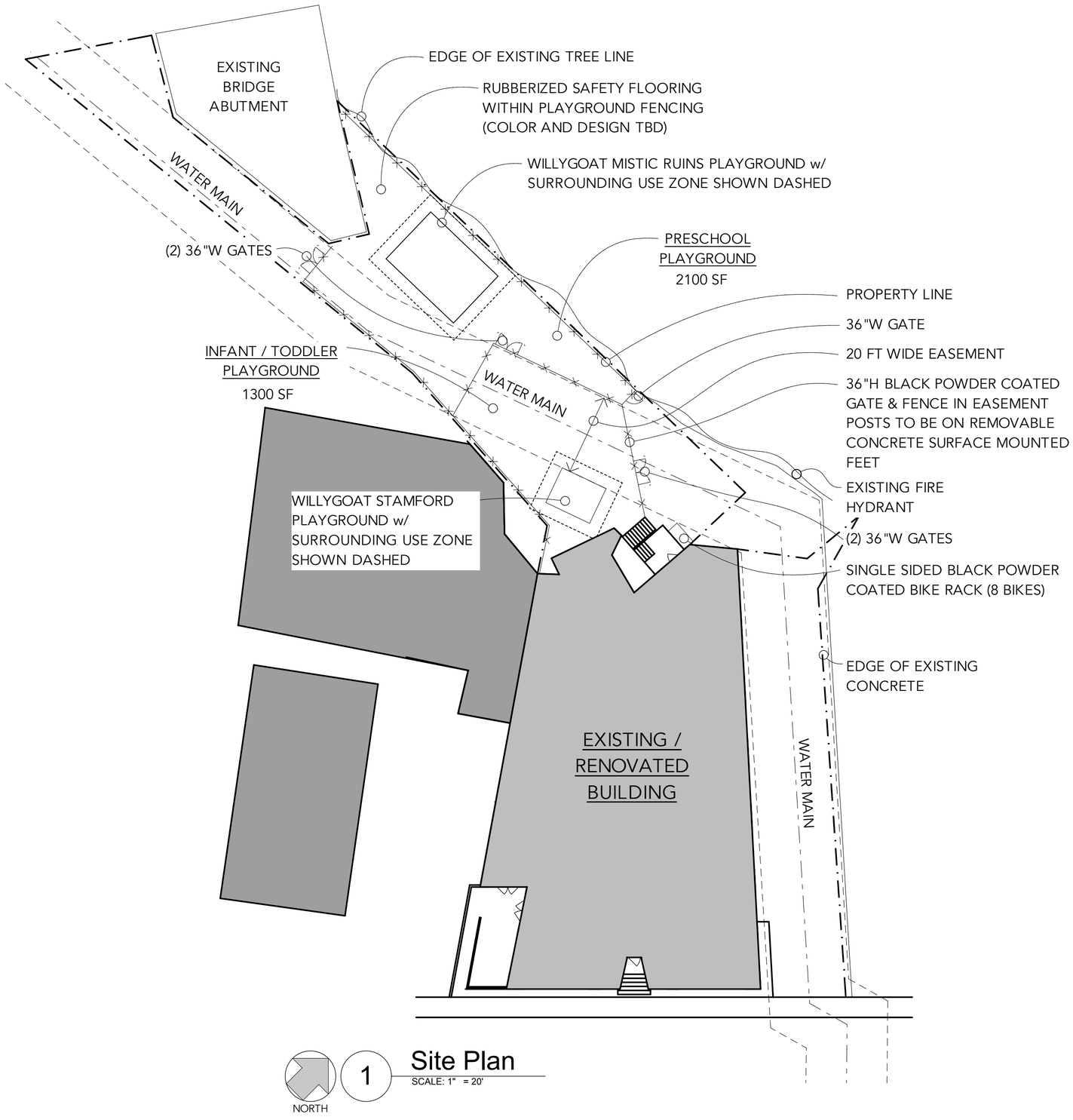
PLAYGROUND BIKE RACK

INFANT / TODDLER PLAY STRUCTURE

PRESCHOOL PLAY STRUCTURE



RUBBERIZED SAFETY FLOORING
(COLOR / DESIGN TBD)



CN Chambliss ARCHITECTURE
conscientious home design

C1

Notice:

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Project:

La Casa Daycare
Wauwatosa, WI

Issue:

☐ Design Review Set Sept 22, 2025

Not for Construction

Drawing Title:

Site Plan

Sheet:

Caution: Do not scale drawings. These are the property of the designer and may only be used in conjunction with this proect.

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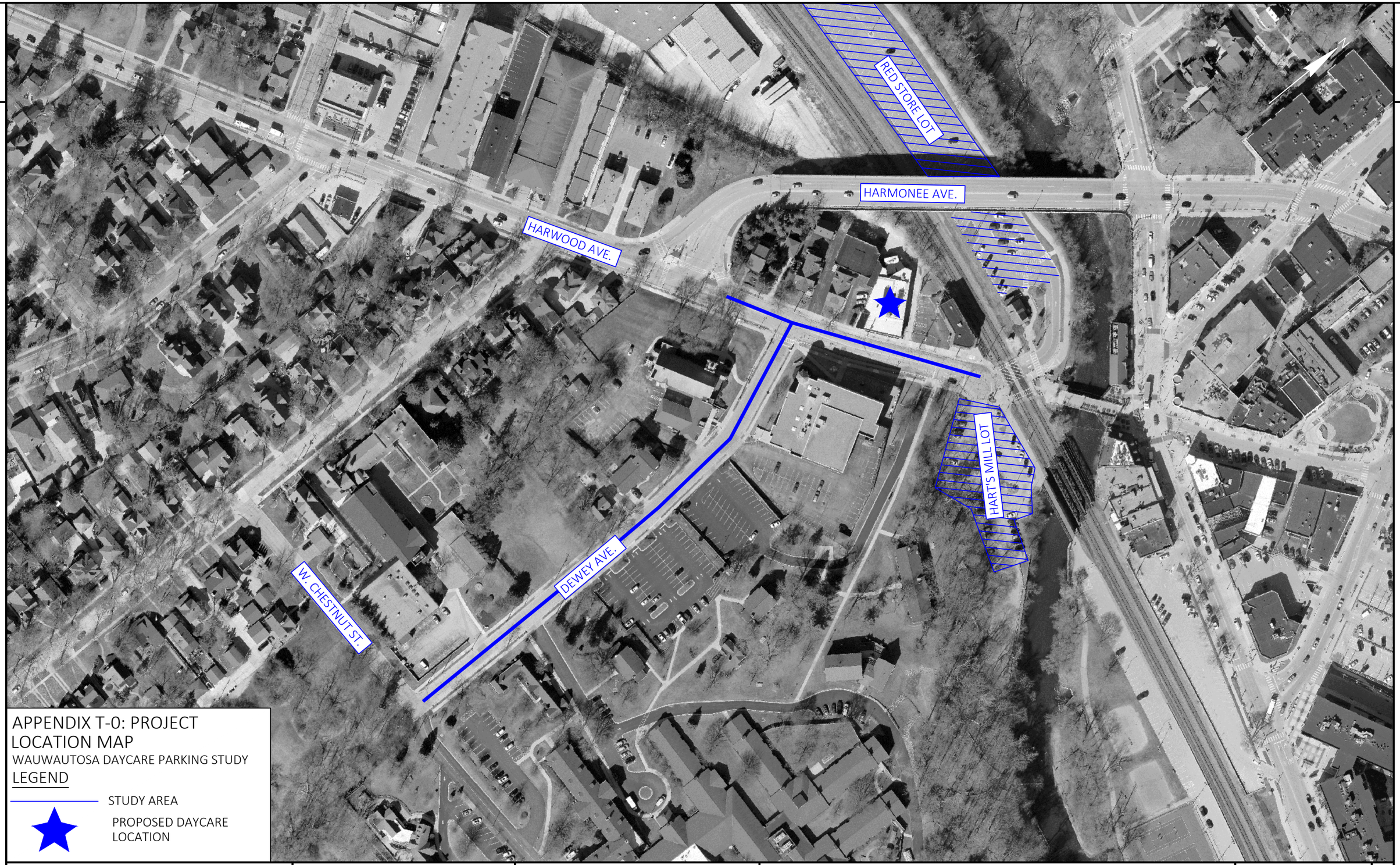
2



APPENDIX T-0: PROJECT LOCATION MAP

WAUWAUTOSA DAYCARE PARKING STUDY

LEGEND

STUDY AREA

PROPOSED DAYCARE LOCATION

PROJECT OVERVIERW - PARKING STUDY | SHEET | E

FILE NAME : S:\MILW_CO\WAUWATOSA\PRIV\25091401 - WAUWATOSA DAYCARE TRAFFIC AND PARKING STUDY\REPORTS\TIA\PARKING\EXHIBITS.DWG
LAYOUT NAME - Overview T1

PLOT DATE : 9/23/2025 9:58 AM PLOT BY : BRICE MELCHIOR PLOT NAME : PLOT SCALE : Custom

WISDOT/CADDS SHEET 42

Day Care Center
(565)

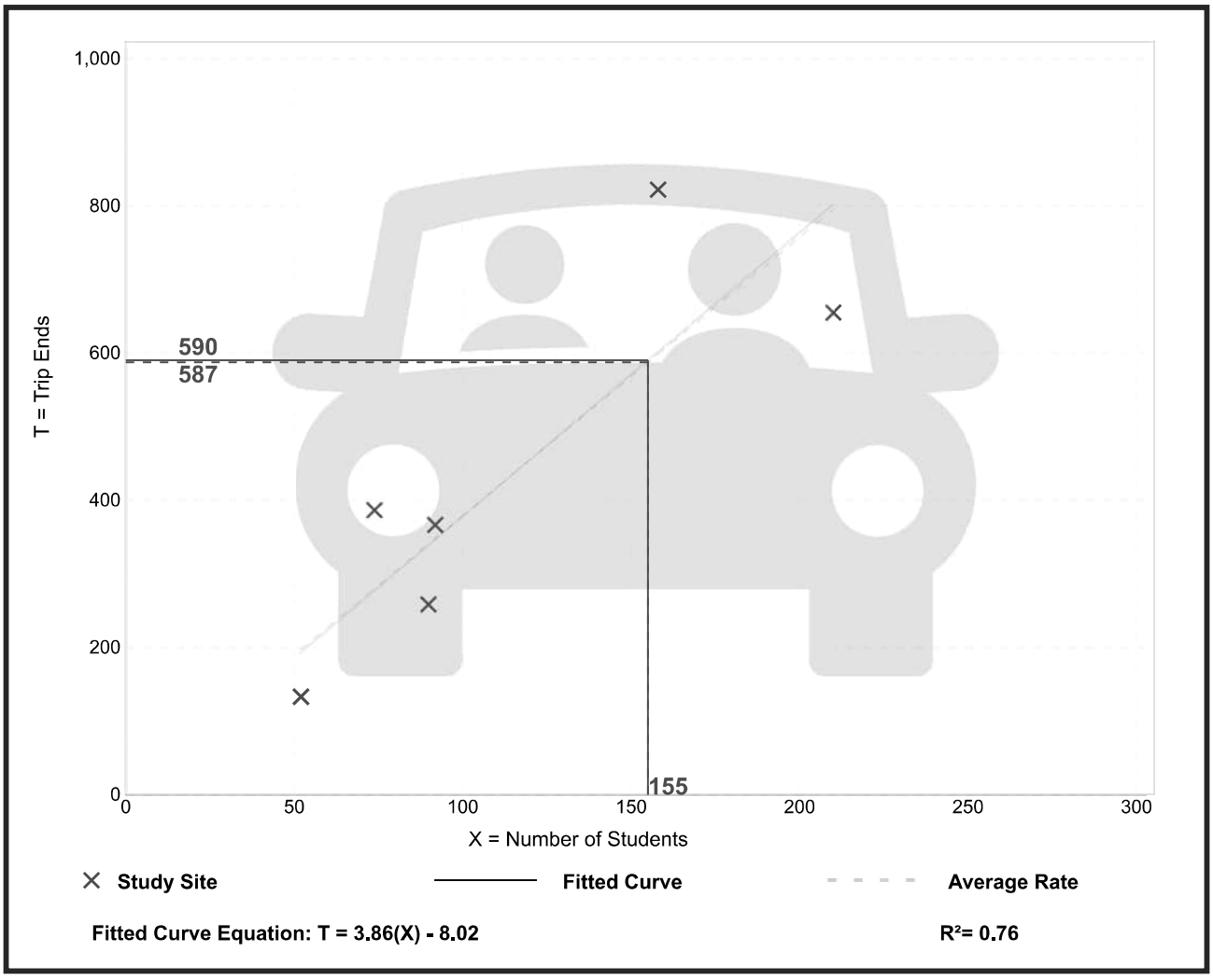
Vehicle Trip Ends vs: **Students**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 7
Avg. Num. of Students: 104
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
3.79	2.56 - 5.23	1.13

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

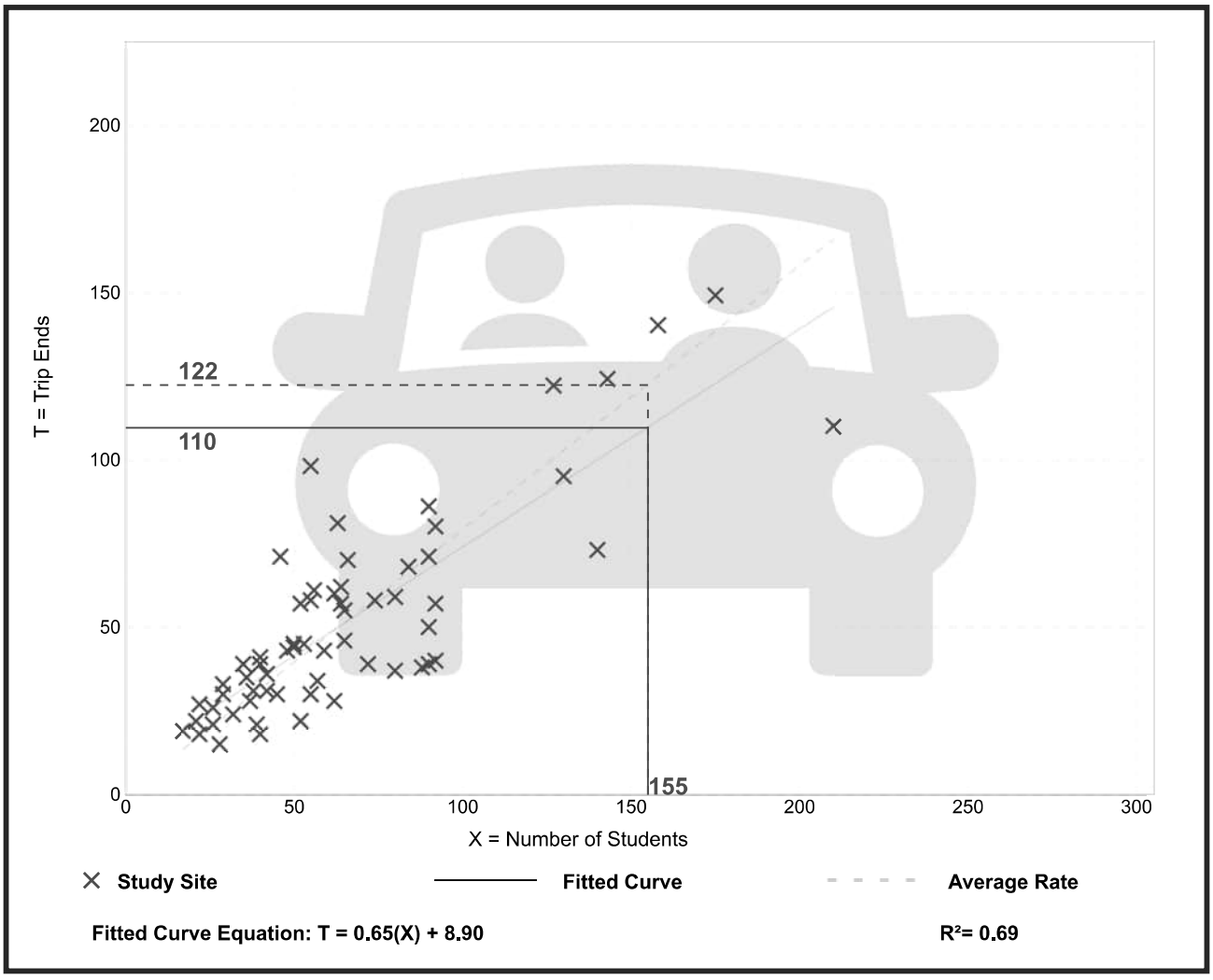
Day Care Center
(565)

Vehicle Trip Ends vs:	**Students**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	63
Avg. Num. of Students:	66
Directional Distribution:	53% entering, 47% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.42 - 1.78	0.26

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

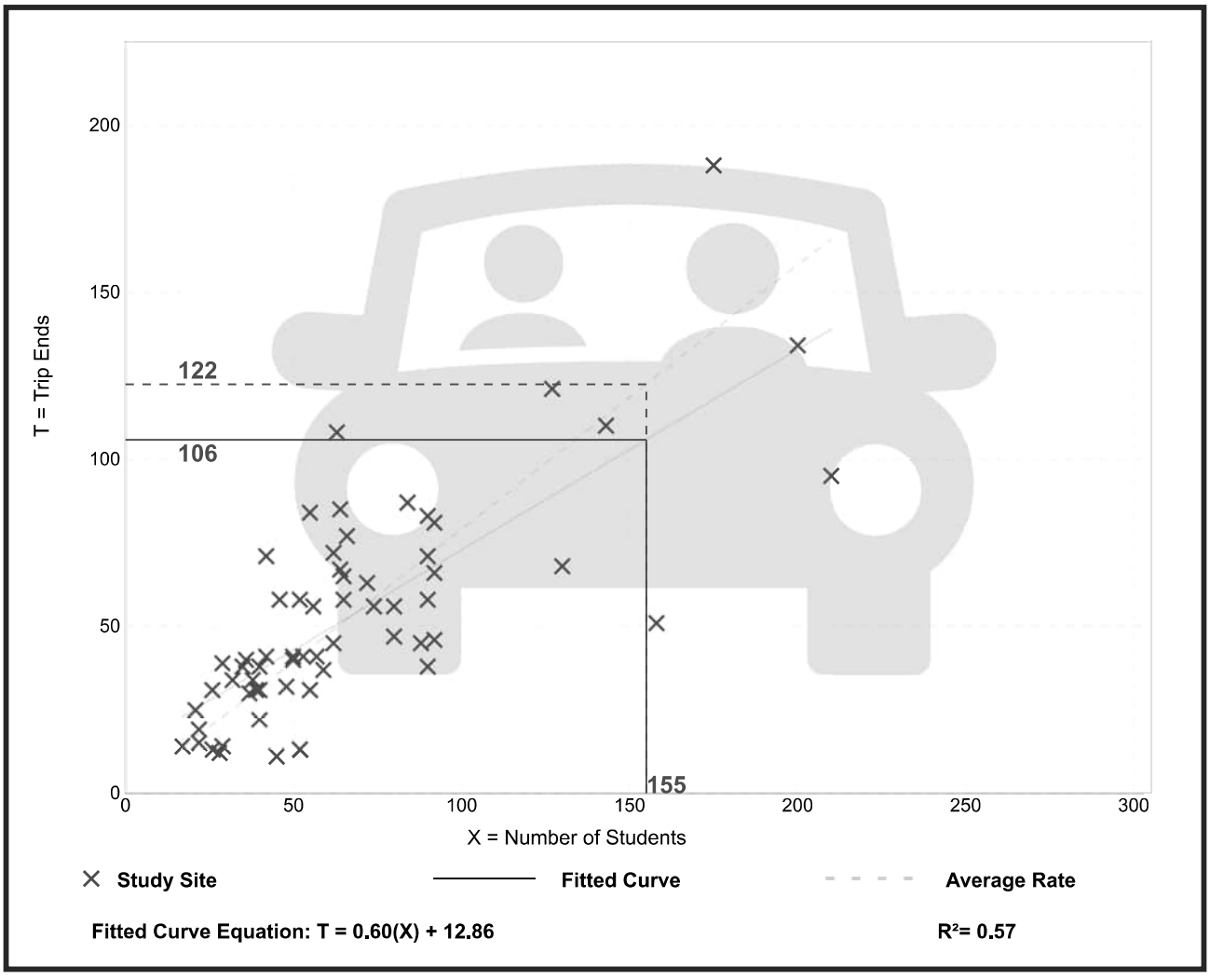
Day Care Center
(565)

Vehicle Trip Ends vs:	**Students**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	63
Avg. Num. of Students:	67
Directional Distribution:	47% entering, 53% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.24 - 1.71	0.31

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

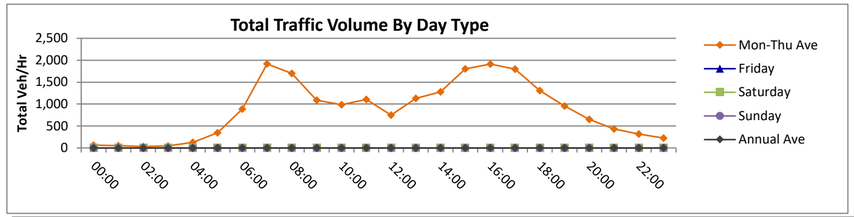
Wisconsin Department of Transportation

Hourly Traffic Volume Report **2023-Sep-11 to 2023-Sep-13**

Coverage Count

49 Hour Count - Averages and Graphs Do Not Include All Days

Location	**STH 181 HARMONEE AVE N OF HARWOOD AVE WAUWATOSA**	Segment ID	5609
Site #	401438	Seasonal Factor Group	2
Region	SE	Daily Factor Group	2
County	MILWAUKEE	Axle Factor Group	5
Funct. Class	U Principal Arterial - Other	Growth Factor Group	1



Hour	Sun			Mon 2023-09-11			Tues 2023-09-12			Wed 2023-09-13			Thur			Fri			Sat		
	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*
00:00-00:59			-			-	53	23	*76*	31	17	*48*			-			-			-
01:00-01:59			-			-	39	20	*59*	30	19	*49*			-			-			-
02:00-02:59			-			-	24	11	*35*	14	17	*31*			-			-			-
03:00-03:59			-			-	22	26	*48*	21	24	*45*			-			-			-
04:00-04:59			-			-	38	88	*126*	42	81	*123*			-			-			-
05:00-05:59			-			-	96	262	*358*	89	241	*330*			-			-			-
06:00-06:59			-			-	274	615	*889*	255	630	*885*			-			-			-
07:00-07:59			-			-	734	1,236	*1,970*	654	1,207	*1,861*			-			-			-
08:00-08:59			-			-	638	963	*1,601*	641	1,153	*1,794*			-			-			-
09:00-09:59			-			-	463	591	*1,054*	519	609	*1,128*			-			-			-
10:00-10:59			-			-	432	476	*908*	503	554	*1,057*			-			-			-
11:00-11:59			-			-	566	529	*1,095*	552	564	*1,116*			-			-			-
12:00-12:59			-	262	263	*525*	548	535	*1,083*	354	283	*637*			-			-			-
13:00-13:59			-	548	585	*1,133*	558	570	*1,128*			-			-			-			-
14:00-14:59			-	612	637	*1,249*	640	669	*1,309*			-			-			-			-
15:00-15:59			-	1,014	799	*1,813*	957	837	*1,794*			-			-			-			-
16:00-16:59			-	1,061	814	*1,875*	1,119	829	*1,948*			-			-			-			-
17:00-17:59			-	1,018	736	*1,754*	1,041	799	*1,840*			-			-			-			-
18:00-18:59			-	741	517	*1,258*	793	560	*1,353*			-			-			-			-
19:00-19:59			-	512	383	*895*	588	435	*1,023*			-			-			-			-
20:00-20:59			-	355	239	*594*	395	311	*706*			-			-			-			-
21:00-21:59			-	215	173	*388*	268	212	*480*			-			-			-			-
22:00-22:59			-	205	125	*330*	175	129	*304*			-			-			-			-
23:00-23:59			-	170	69	*239*	150	56	*206*			-			-			-			-
Daily Total	**-**	**-**	**-**	**-**	**-**	**-**	**10,611**	**10,782**	***21,393***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
AM Peak	**-**	**-**	**-**	**-**	**-**	**-**	**734**	**1,236**	***1,970***	**654**	**1,207**	***1,861***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Hour	-	-	-	-	-	-	07:00	07:00	*07:00*	07:00	07:00	*07:00*	-	-	-	-	-	-	-	-	-
MD Peak	**-**	**-**	**-**	**-**	**-**	**-**	**640**	**669**	***1,309***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Hour	-	-	-	-	-	-	14:00	14:00	*14:00*	-	-	-	-	-	-	-	-	-	-	-	-
PM Peak	**-**	**-**	**-**	**1,061**	**814**	***1,875***	**1,119**	**837**	***1,948***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Hour	-	-	-	16:00	16:00	*16:00*	16:00	15:00	*16:00*	-	-	-	-	-	-	-	-	-	-	-	-
Daily Peak	**-**	**-**	**-**	**-**	**-**	**-**	**1,119**	**1,236**	***1,970***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Hour	-	-	-	-	-	-	16:00	07:00	*07:00*	-	-	-	-	-	-	-	-	-	-	-	-
% of Total	-	-	-	-	-	-	10.5%	11.5%	*9.2%*	-	-	-	-	-	-	-	-	-	-	-	-
Daily Ave	**-**	**-**	**-**	**-**	**-**	**-**	**442**	**449**	***891***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Seasonal Fctr																					
Daily Fctr																					
Axle Factor																					
Pulse Fctr																					
Overall Fctr	0.000	0.000		0.000	0.000		0.000	0.000		0.000	0.000		0.000	0.000		0.000	0.000		0.000	0.000	

Hour	Mon-Thurs Average			Mon-Fri Average			7 Day Average			Estimated Annual Ave		
	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*
00:00-00:59	42	20	*62*	-	-	-	-	-	-	0	0	*0*
01:00-01:59	35	20	*54*	-	-	-	-	-	-	0	0	*0*
02:00-02:59	19	14	*33*	-	-	-	-	-	-	0	0	*0*
03:00-03:59	22	25	*47*	-	-	-	-	-	-	0	0	*0*
04:00-04:59	40	85	*125*	-	-	-	-	-	-	0	0	*0*
05:00-05:59	93	252	*344*	-	-	-	-	-	-	0	0	*0*
06:00-06:59	265	623	*887*	-	-	-	-	-	-	0	0	*0*
07:00-07:59	694	1,222	*1,916*	-	-	-	-	-	-	0	0	*0*
08:00-08:59	640	1,058	*1,698*	-	-	-	-	-	-	0	0	*0*
09:00-09:59	491	600	*1,091*	-	-	-	-	-	-	0	0	*0*
10:00-10:59	468	515	*983*	-	-	-	-	-	-	0	0	*0*
11:00-11:59	559	547	*1,106*	-	-	-	-	-	-	0	0	*0*
12:00-12:59	388	360	*748*	-	-	-	-	-	-	0	0	*0*
13:00-13:59	553	578	*1,131*	-	-	-	-	-	-	0	0	*0*
14:00-14:59	626	653	*1,279*	-	-	-	-	-	-	0	0	*0*
15:00-15:59	986	818	*1,804*	-	-	-	-	-	-	0	0	*0*
16:00-16:59	1,090	822	*1,912*	-	-	-	-	-	-	0	0	*0*
17:00-17:59	1,030	768	*1,797*	-	-	-	-	-	-	0	0	*0*
18:00-18:59	767	539	*1,306*	-	-	-	-	-	-	0	0	*0*
19:00-19:59	550	409	*959*	-	-	-	-	-	-	0	0	*0*
20:00-20:59	375	275	*650*	-	-	-	-	-	-	0	0	*0*
21:00-21:59	242	193	*434*	-	-	-	-	-	-	0	0	*0*
22:00-22:59	190	127	*317*	-	-	-	-	-	-	0	0	*0*
23:00-23:59	160	63	*223*	-	-	-	-	-	-	0	0	*0*
Daily Total	**10,321**	**10,580**	***20,901***	**-**	**-**	**-**	**-**	**-**	**-**	**0**	**0**	**0**
AM Peak	**694**	**1,222**	***1,916***	**-**	**-**	**-**	**-**	**-**	**-**	**0**	**0**	***0***
Hour	07:00	07:00	*07:00*	-	-	-	-	-	-	00:00	00:00	*00:00*
MD Peak	**626**	**653**	***1,279***	**-**	**-**	**-**	**-**	**-**	**-**	**0**	**0**	***0***
Hour	14:00	14:00	*14:00*	-	-	-	-	-	-	10:00	10:00	*10:00*
PM Peak	**1,090**	**822**	***1,912***	**-**	**-**	**-**	**-**	**-**	**-**	**0**	**0**	***0***
Hour	16:00	16:00	*16:00*	-	-	-	-	-	-	15:00	15:00	*15:00*
Daily Peak	**1,090**	**1,222**	***1,916***	**-**	**-**	**-**	**-**	**-**	**-**	**0**	**0**	***0***
Hour	16:00	07:00	*07:00*	-	-	-	-	-	-	00:00	00:00	*00:00*
% of Total	10.6%	11.5%	*9.2%*	-	-	-	-	-	-	#DIV/0!	#DIV/0!	#####
Daily Ave	**430**	**441**	***871***	**-**	**-**	**-**	**-**	**-**	**-**	**0**	**0**	***0***

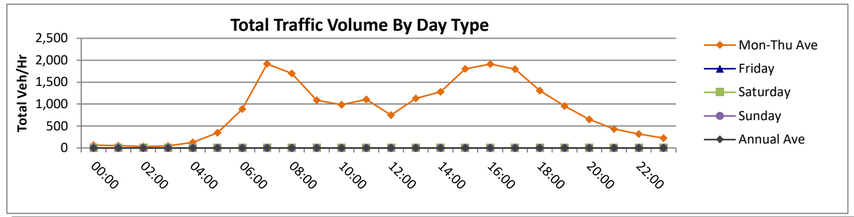
Wisconsin Department of Transportation

Hourly Traffic Volume Report **2023-Sep-11 to 2023-Sep-13**

Coverage Count

49 Hour Count - Averages and Graphs Do Not Include All Days

Location	STH 181 HARMONEE AVE N OF HARWOOD AVE WAUWATOSA	Segment ID	5609
Site #	401438	Seasonal Factor Group	2
Region	SE	Daily Factor Group	2
County	MILWAUKEE	Axle Factor Group	5
Funct. Class	U Principal Arterial - Other	Growth Factor Group	1



Hour	Sun			Mon 2023-09-11			Tues 2023-09-12			Wed 2023-09-13			Thur			Fri			Sat		
	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*
00:00-00:59			-			-	53	23	*76*	31	17	*48*			-			-			-
01:00-01:59			-			-	39	20	*59*	30	19	*49*			-			-			-
02:00-02:59			-			-	24	11	*35*	14	17	*31*			-			-			-
03:00-03:59			-			-	22	26	*48*	21	24	*45*			-			-			-
04:00-04:59			-			-	38	88	*126*	42	81	*123*			-			-			-
05:00-05:59			-			-	96	262	*358*	89	241	*330*			-			-			-
06:00-06:59			-			-	274	615	*889*	255	630	*885*			-			-			-
07:00-07:59			-			-	734	1,236	*1,970*	654	1,207	*1,861*			-			-			-
08:00-08:59			-			-	638	963	*1,601*	641	1,153	*1,794*			-			-			-
09:00-09:59			-			-	463	591	*1,054*	519	609	*1,128*			-			-			-
10:00-10:59			-			-	432	476	*908*	503	554	*1,057*			-			-			-
11:00-11:59			-			-	566	529	*1,095*	552	564	*1,116*			-			-			-
12:00-12:59			-	262	263	*525*	548	535	*1,083*	354	283	*637*			-			-			-
13:00-13:59			-	548	585	*1,133*	558	570	*1,128*			-			-			-			-
14:00-14:59			-	612	637	*1,249*	640	669	*1,309*			-			-			-			-
15:00-15:59			-	1,014	799	*1,813*	957	837	*1,794*			-			-			-			-
16:00-16:59			-	1,061	814	*1,875*	1,119	829	*1,948*			-			-			-			-
17:00-17:59			-	1,018	736	*1,754*	1,041	799	*1,840*			-			-			-			-
18:00-18:59			-	741	517	*1,258*	793	560	*1,353*			-			-			-			-
19:00-19:59			-	512	383	*895*	588	435	*1,023*			-			-			-			-
20:00-20:59			-	355	239	*594*	395	311	*706*			-			-			-			-
21:00-21:59			-	215	173	*388*	268	212	*480*			-			-			-			-
22:00-22:59			-	205	125	*330*	175	129	*304*			-			-			-			-
23:00-23:59			-	170	69	*239*	150	56	*206*			-			-			-			-
Daily Total	**-**	**-**	**-**	**-**	**-**	**-**	**10,611**	**10,782**	***21,393***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
AM Peak	**-**	**-**	**-**	**-**	**-**	**-**	**734**	**1,236**	***1,970***	**654**	**1,207**	***1,861***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Hour	-	-	-	-	-	-	07:00	07:00	*07:00*	07:00	07:00	*07:00*	-	-	-	-	-	-	-	-	-
MD Peak	**-**	**-**	**-**	**-**	**-**	**-**	**640**	**669**	***1,309***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Hour	-	-	-	-	-	-	14:00	14:00	*14:00*	-	-	-	-	-	-	-	-	-	-	-	-
PM Peak	**-**	**-**	**-**	**1,061**	**814**	***1,875***	**1,119**	**837**	***1,948***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Hour	-	-	-	16:00	16:00	*16:00*	16:00	15:00	*16:00*	-	-	-	-	-	-	-	-	-	-	-	-
Daily Peak	**-**	**-**	**-**	**-**	**-**	**-**	**1,119**	**1,236**	***1,970***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Hour	-	-	-	-	-	-	16:00	07:00	*07:00*	-	-	-	-	-	-	-	-	-	-	-	-
% of Total	-	-	-	-	-	-	10.5%	11.5%	*9.2%*	-	-	-	-	-	-	-	-	-	-	-	-
Daily Ave	**-**	**-**	**-**	**-**	**-**	**-**	**442**	**449**	***891***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Seasonal Fctr																					
Daily Fctr																					
Axle Factor																					
Pulse Fctr																					
Overall Fctr	0.000	0.000		0.000	0.000		0.000	0.000		0.000	0.000		0.000	0.000		0.000	0.000		0.000	0.000	

Hour	Mon-Thurs Average			Mon-Fri Average			7 Day Average			Estimated Annual Ave		
	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*
00:00-00:59	42	20	*62*	-	-	-	-	-	-	0	0	*0*
01:00-01:59	35	20	*54*	-	-	-	-	-	-	0	0	*0*
02:00-02:59	19	14	*33*	-	-	-	-	-	-	0	0	*0*
03:00-03:59	22	25	*47*	-	-	-	-	-	-	0	0	*0*
04:00-04:59	40	85	*125*	-	-	-	-	-	-	0	0	*0*
05:00-05:59	93	252	*344*	-	-	-	-	-	-	0	0	*0*
06:00-06:59	265	623	*887*	-	-	-	-	-	-	0	0	*0*
07:00-07:59	694	1,222	*1,916*	-	-	-	-	-	-	0	0	*0*
08:00-08:59	640	1,058	*1,698*	-	-	-	-	-	-	0	0	*0*
09:00-09:59	491	600	*1,091*	-	-	-	-	-	-	0	0	*0*
10:00-10:59	468	515	*983*	-	-	-	-	-	-	0	0	*0*
11:00-11:59	559	547	*1,106*	-	-	-	-	-	-	0	0	*0*
12:00-12:59	388	360	*748*	-	-	-	-	-	-	0	0	*0*
13:00-13:59	553	578	*1,131*	-	-	-	-	-	-	0	0	*0*
14:00-14:59	626	653	*1,279*	-	-	-	-	-	-	0	0	*0*
15:00-15:59	986	818	*1,804*	-	-	-	-	-	-	0	0	*0*
16:00-16:59	1,090	822	*1,912*	-	-	-	-	-	-	0	0	*0*
17:00-17:59	1,030	768	*1,797*	-	-	-	-	-	-	0	0	*0*
18:00-18:59	767	539	*1,306*	-	-	-	-	-	-	0	0	*0*
19:00-19:59	550	409	*959*	-	-	-	-	-	-	0	0	*0*
20:00-20:59	375	275	*650*	-	-	-	-	-	-	0	0	*0*
21:00-21:59	242	193	*434*	-	-	-	-	-	-	0	0	*0*
22:00-22:59	190	127	*317*	-	-	-	-	-	-	0	0	*0*
23:00-23:59	160	63	*223*	-	-	-	-	-	-	0	0	*0*
Daily Total	**10,321**	**10,580**	***20,901***	**-**	**-**	**-**	**-**	**-**	**-**	**0**	**0**	**0**
AM Peak	**694**	**1,222**	***1,916***	**-**	**-**	**-**	**-**	**-**	**-**	**0**	**0**	***0***
Hour	07:00	07:00	*07:00*	-	-	-	-	-	-	00:00	00:00	*00:00*
MD Peak	**626**	**653**	***1,279***	**-**	**-**	**-**	**-**	**-**	**-**	**0**	**0**	***0***
Hour	14:00	14:00	*14:00*	-	-	-	-	-	-	10:00	10:00	*10:00*
PM Peak	**1,090**	**822**	***1,912***	**-**	**-**	**-**	**-**	**-**	**-**	**0**	**0**	***0***
Hour	16:00	16:00	*16:00*	-	-	-	-	-	-	15:00	15:00	*15:00*
Daily Peak	**1,090**	**1,222**	***1,916***	**-**	**-**	**-**	**-**	**-**	**-**	**0**	**0**	***0***
Hour	16:00	07:00	*07:00*	-	-	-	-	-	-	00:00	00:00	*00:00*
% of Total	10.6%	11.5%	*9.2%*	-	-	-	-	-	-	#DIV/0!	#DIV/0!	#####
Daily Ave	**430**	**441**	***871***	**-**	**-**	**-**	**-**	**-**	**-**	**0**	**0**	***0***

Day Care Center
(565)

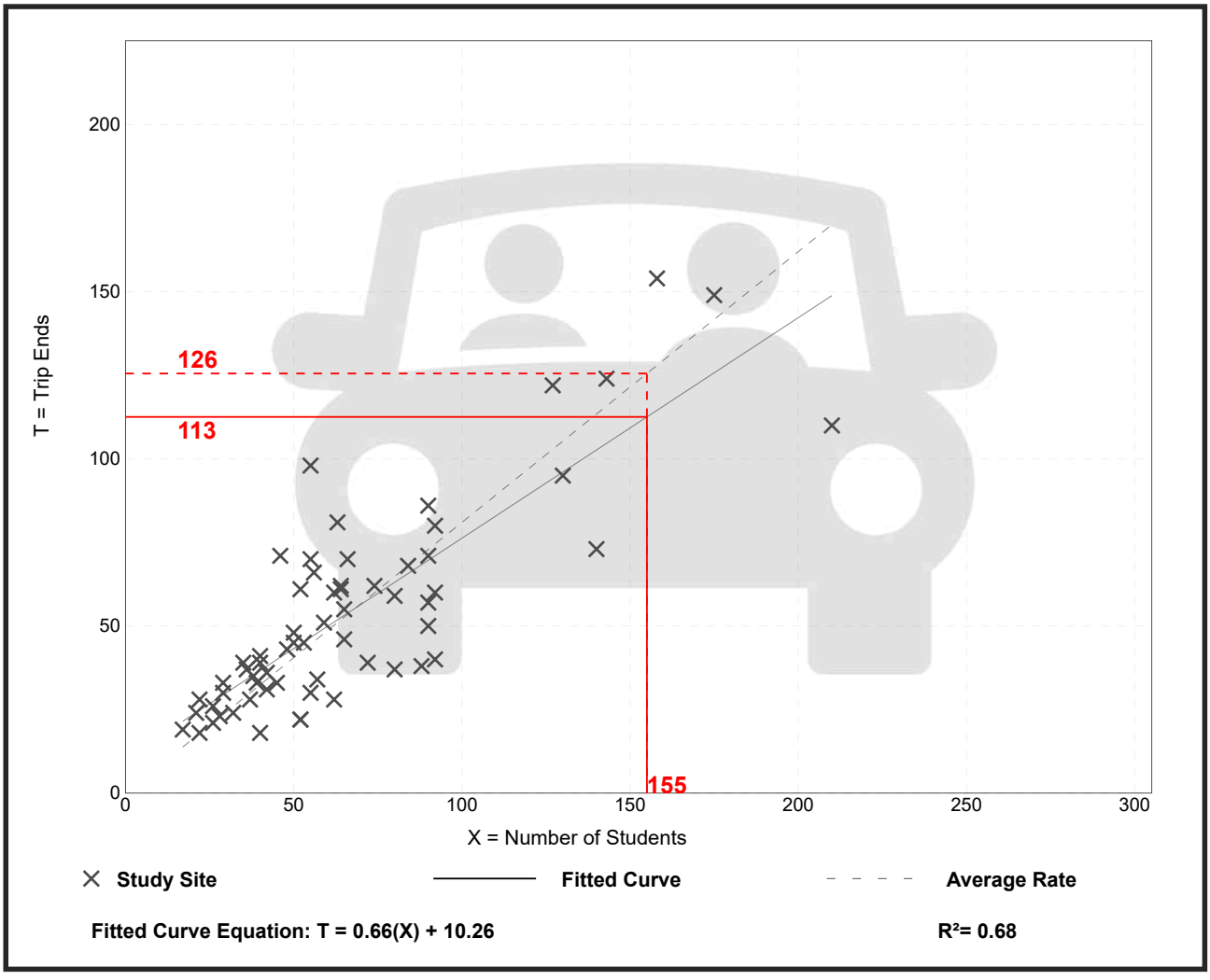
Vehicle Trip Ends vs: **Students**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 63
Avg. Num. of Students: 66
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.81	0.42 - 1.78	0.26

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

Day Care Center
(565)

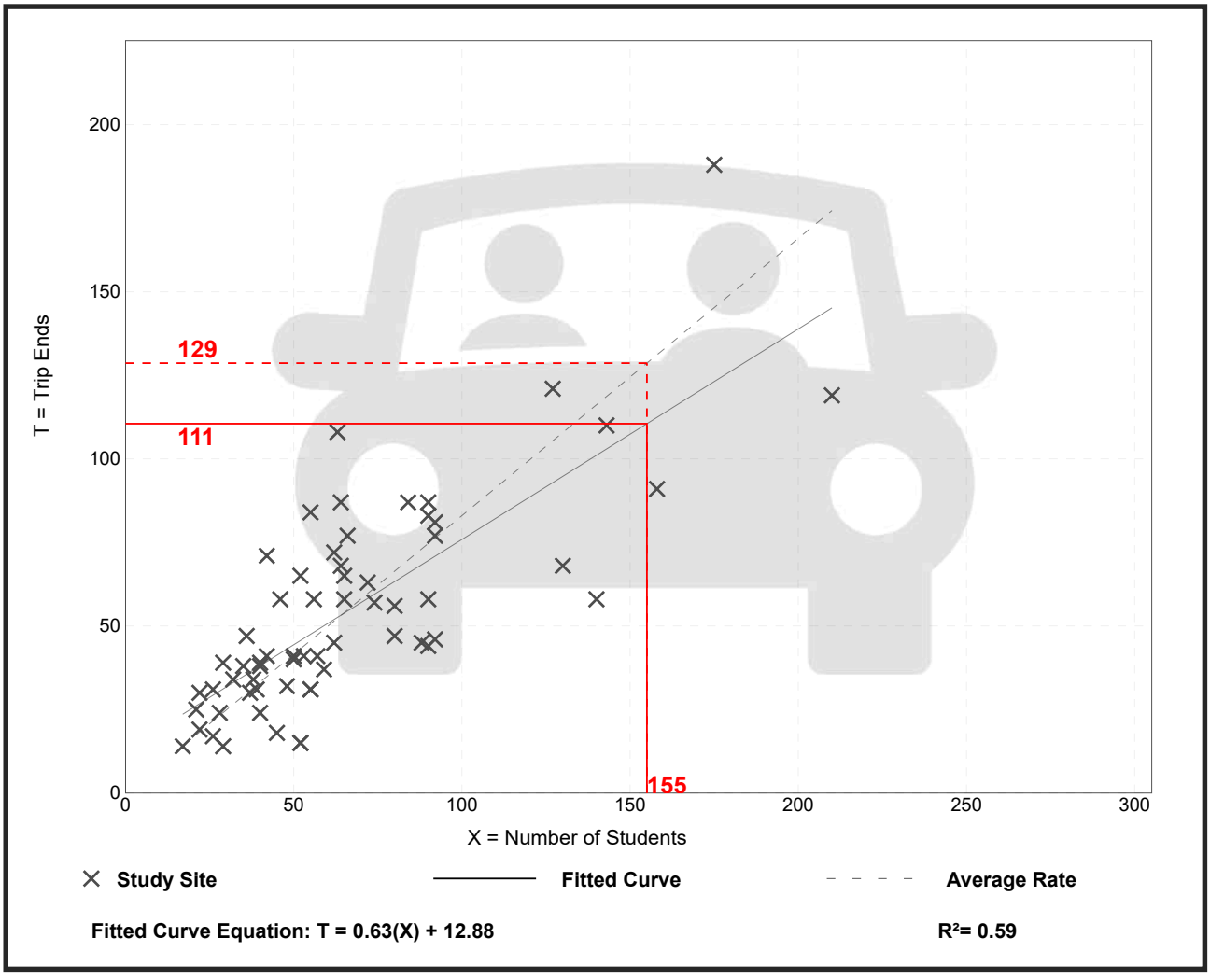
Vehicle Trip Ends vs: **Students**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 63
Avg. Num. of Students: 66
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.83	0.29 - 1.71	0.30

Data Plot and Equation



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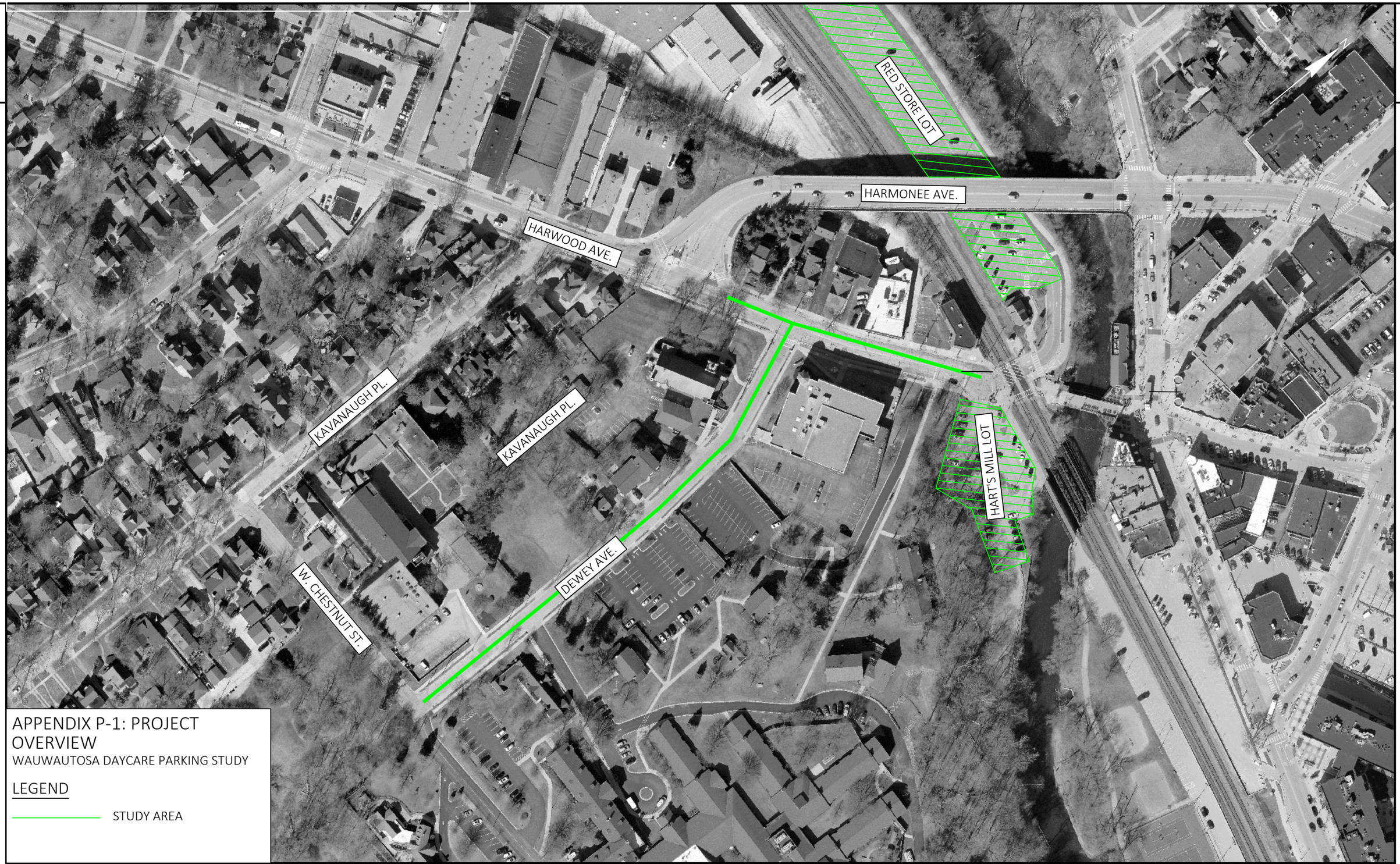
2



2

APPENDIX P-1: PROJECT OVERVIEW

WAUWAUTOSA DAYCARE PARKING STUDY

LEGEND

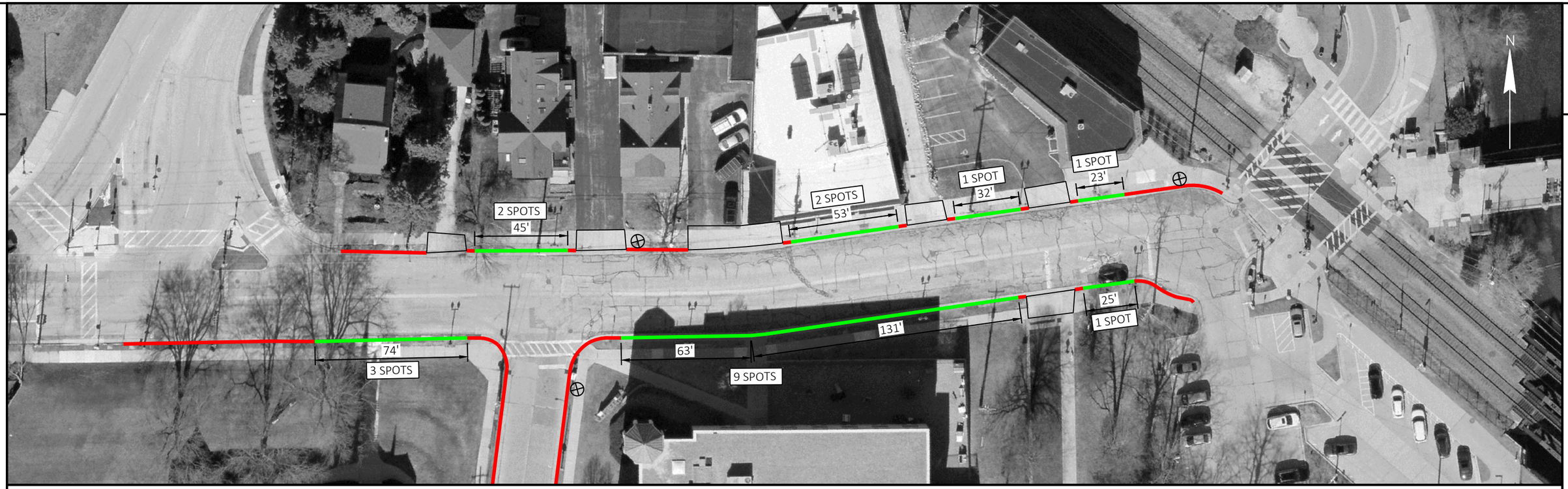
STUDY AREA

PROJECT OVERVIERW - PARKING STUDY | SHEET | E

FILE NAME : S:\MILW_CO\WAUWATOSA\PRIV\25091401 - WAUWATOSA DAYCARE TRAFFIC AND PARKING STUDY\REPORTS\TIA\PARKING\EXHIBITS.DWG
LAYOUT NAME - Overview

PLOT DATE : 9/23/2025 9:58 AM PLOT BY : BRICE MELCHIOR PLOT NAME : PLOT SCALE : Custom

WISDOT/CADDS SHEET 42



2

APPENDIX P-2: EXISTING CAPACITY

WAUWAUTOSA DAYCARE PARKING STUDY

LEGEND

- PARKABLE SEGMENT
- NO PARKING ZONE
- APPROXIMATE DRIVEWAY LOCATION
- APPROXIMATE HYDRANT LOCATION

		EXISTING PARKING CAPACITY	SHEET E

FILE NAME : S:\MILW_CO\WAUWATOSA\PRIV\25091401 - WAUWATOSA DAYCARE TRAFFIC AND PARKING STUDY\REPORTS\TIA\PARKING\EXHIBITS.DWG
LAYOUT NAME - Capacity 1

PLOT DATE : 9/23/2025 9:58 AM PLOT BY : BRICE MELCHIOR PLOT NAME : PLOT SCALE : Custom

WISDOT/CADDS SHEET 44

2

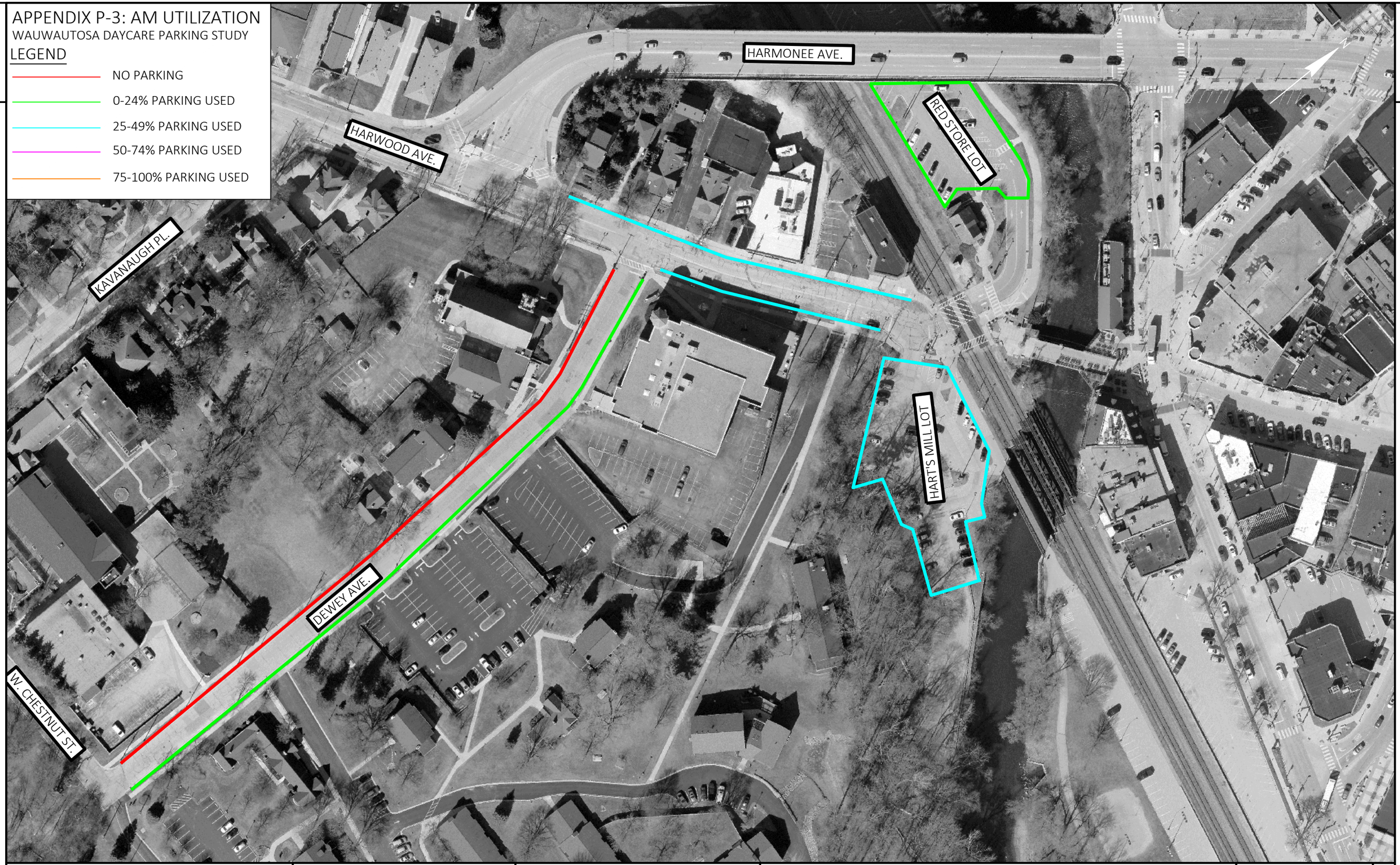
EXISTING PARKING CAPACITY | SHEET | E

APPENDIX P-3: AM UTILIZATION

WAUWAUTOSA DAYCARE PARKING STUDY

LEGEND

- NO PARKING
- 0-24% PARKING USED
- 25-49% PARKING USED
- 50-74% PARKING USED
- 75-100% PARKING USED



	AM PARKING UTILIZATION	SHEET	E

FILE NAME : S:\MILW_CO\WAUWATOSA\PRIV\25091401 - WAUWATOSA DAYCARE TRAFFIC AND PARKING STUDY\REPORTS\TIA\PARKING\EXHIBITS.DWG
LAYOUT NAME - AM Utilization

PLOT DATE : 9/23/2025 9:59 AM PLOT BY : BRICE MELCHIOR PLOT NAME : PLOT SCALE : 1 IN:100 FT

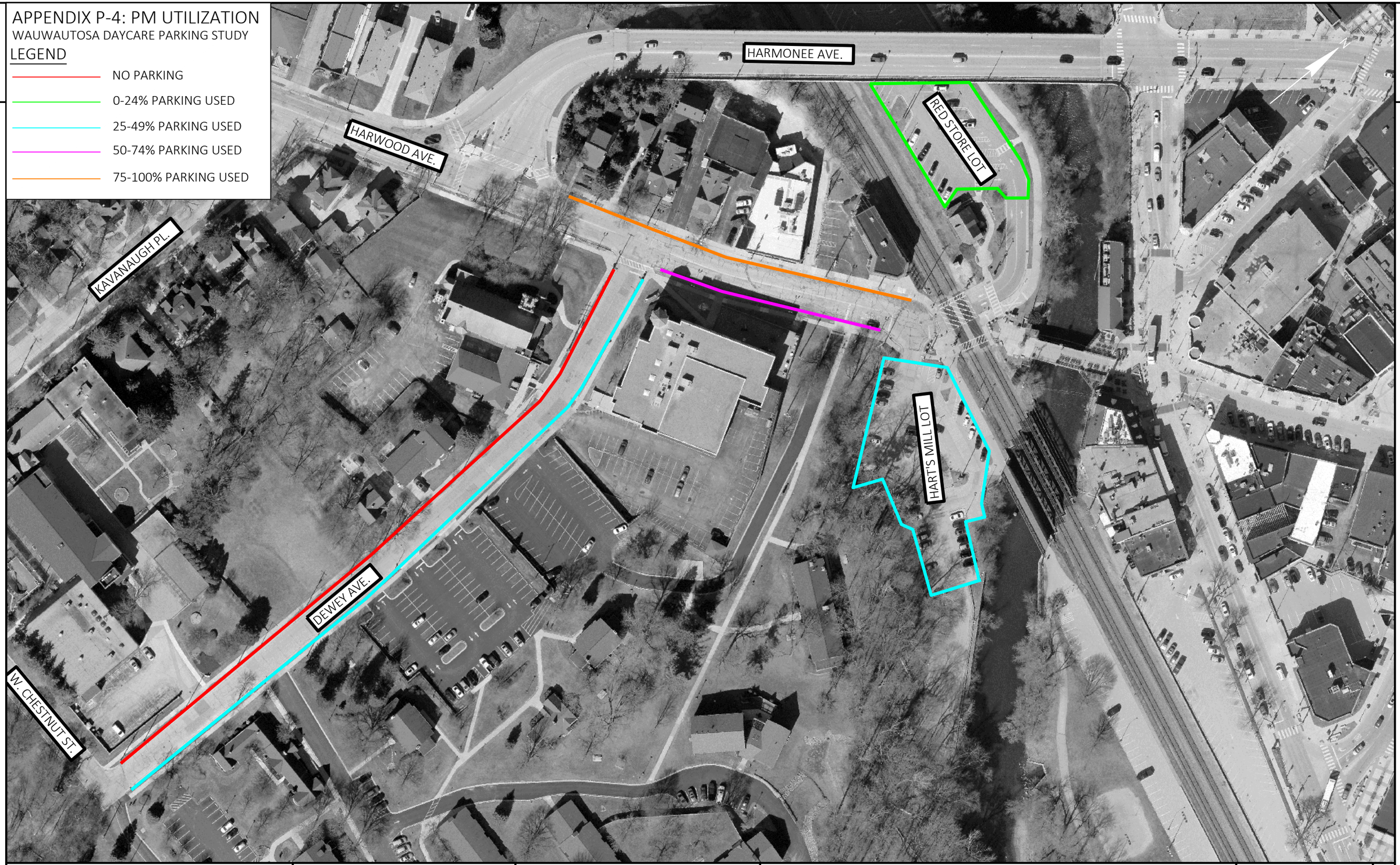
WISDOT/CADDS SHEET 42

APPENDIX P-4: PM UTILIZATION

WAUWAUTOSA DAYCARE PARKING STUDY

LEGEND

- NO PARKING
- 0-24% PARKING USED
- 25-49% PARKING USED
- 50-74% PARKING USED
- 75-100% PARKING USED



	PM PARKING UTILIZATION	SHEET	E

FILE NAME : S:\MILW_CO\WAUWATOSA\PRIV\25091401 - WAUWATOSA DAYCARE TRAFFIC AND PARKING STUDY\REPORTS\TIA\PARKING\EXHIBITS.DWG
LAYOUT NAME - PM Utilization

PLOT DATE : 9/23/2025 9:59 AM PLOT BY : BRICE MELCHIOR PLOT NAME : PLOT SCALE : 1 IN:100 FT

WISDOT/CADDS SHEET 42

2

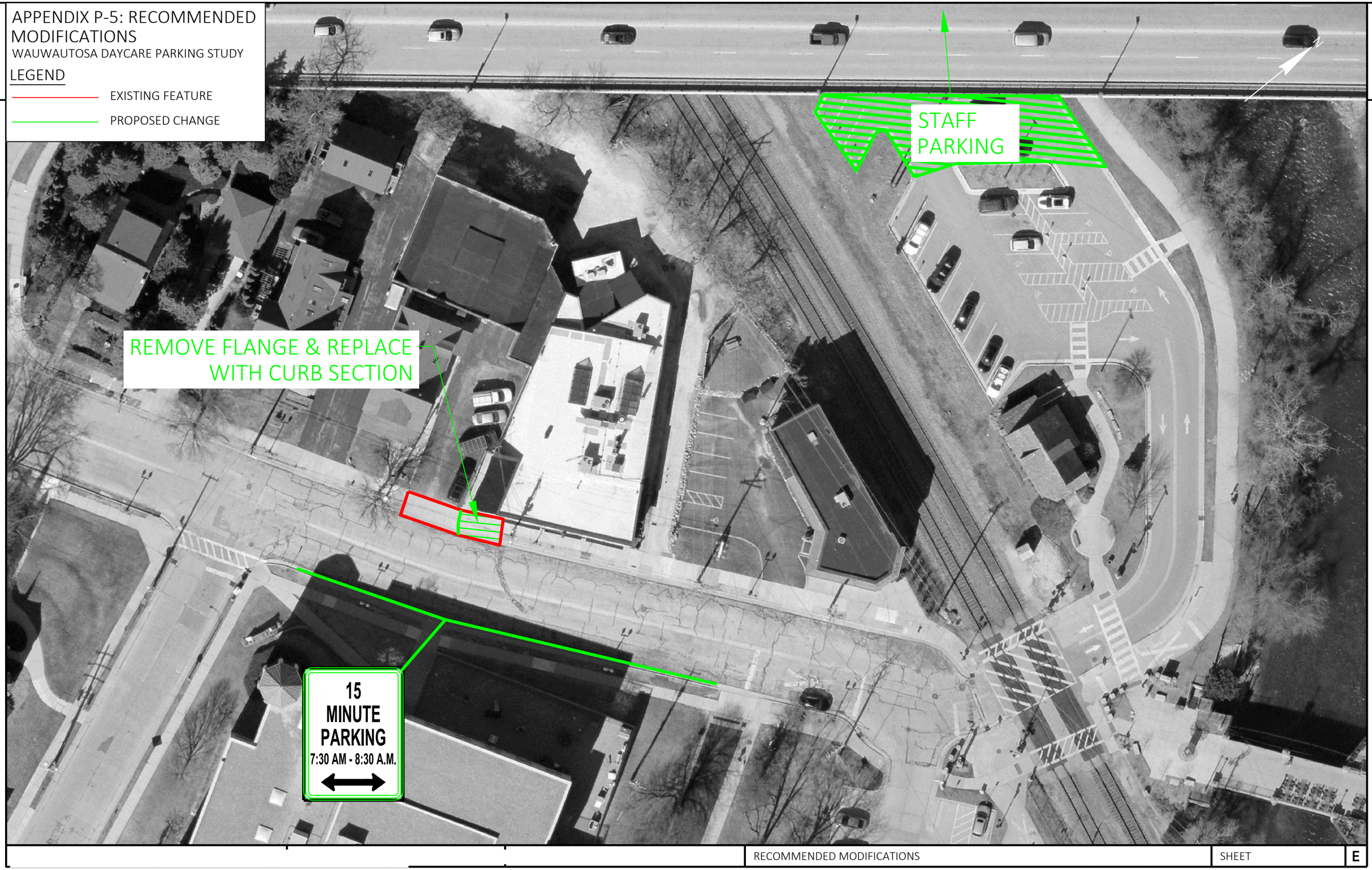
APPENDIX P-5: RECOMMENDED MODIFICATIONS

WAUWAUTOSA DAYCARE PARKING STUDY

LEGEND

EXISTING FEATURE

PROPOSED CHANGE



2

	RECOMMENDED MODIFICATIONS	SHEET E

FILE NAME : S:\MILW_CO\WAUWATOSA\PRIV\25091401 - WAUWATOSA DAYCARE TRAFFIC AND PARKING STUDY\REPORTS\TIA\PARKING\EXHIBITS.DWG
LAYOUT NAME - PROPOSED IMPROVEMENTS

PLOT DATE : 9/23/2025 9:59 AM PLOT BY : BRICE MELCHIOR PLOT NAME : PLOT SCALE : Custom

WISDOT/CADDS SHEET 42

APPENDIX P-6: AM PARKING UTILIZATION DATA: HARWOOD AVENUE

WAUWAUTOSA DAYCARE PARKING STUDY

HARWOOD N/W SIDE A.M. PERIOD
9/11/2025 -- 7 A.M. TO 9 A.M.

PLATE	PERIOD: 7-7:15 A.M.	7:15-7:30 A.M.	7:30-7:45 A.M.	7:45-8 A.M.	8-8:15 A.M.	8:15-8:30 A.M.	8:30-8:45 A.M.	8:45-9 A.M.	TOTAL TIME PARKED (HRS)	</= 15 MINS
6794									0.25	
4560									0.25	
YUU									0.25	
4755									0.25	
5788									0.25	
8658									0.25	
PILOT									0.25	
9613									0.25	
9248									1.25	
			Peak Interval							
Capacity	6 Veh									
Veh. Parked	0	0	2	7	1	1	1	1		
% Utilization	0.00%	0.00%	33.3%	117%	16.7%	16.7%	16.7%	16.7%		
Avg. % Utilization	27.08%									
% Parked </= 15min	88.89%									

HARWOOD S/E SIDE A.M. PERIOD
9/11/2025 -- 7 A.M. TO 9 A.M.

PLATE	PERIOD: 7-7:15 A.M.	7:15-7:30 A.M.	7:30 7:45 A.M.	7:45-8 A.M.	8-8:15 A.M.	8:15-8:30 A.M.	8:30-8:45 A.M.	8:45-9 A.M.	TOTAL TIME PARKED (HRS)	</= 15 MINS
6945									0.25	
KAMP2									2.0	
2688									0.25	
UTU									0.25	
8614									0.25	
6299									0.25	
3255									0.25	
7696									0.25	
8718									0.25	
3786									0.25	
JAW									0.25	
UVK									0.25	
9555									0.25	
552									0.25	
V21									0.25	
4823									0.25	
T22									0.25	
ROSEN									0.25	
JTJ									0.5	
148									0.25	
VBJ									0.25	
WJJ									0.25	
8181									0.25	
VYR									0.25	
4273									0.25	
O66									0.75	
9757									0.25	
492									0.25	
1315									0.25	
				Peak Interval						
Capacity	14 Veh									
Veh. Parked	2	1	9	13	5	4	2	3		
% Utilization	14.3%	7.1%	64.3%	93%	35.7%	28.6%	14.3%	21.4%		
Avg. % Utilization	34.82%									
% Parked </= 15min	89.66%									

APPENDIX P-7: AM PARKING UTILIZATION DATA: DEWEY AVENUE

WAUWAUTOSA DAYCARE PARKING STUDY

2

DEWEY W SIDE A.M. PERIOD
9/11/2025 -- 7 A.M. TO 9 A.M.

PLATE	PERIOD 7-7:15 A.M.	7:15-7:30 A.M.	7:30-7:45 A.M.	7:45-8 A.M.	8-8:15 A.M.	8:15-8:30 A.M.	8:30-8:45 A.M.	8:45-9 A.M.	TOTAL TIME PARKED (HRS)	</= 15 MINS
									0	
									0	–
									0	
			NO VEHICLES PRESENT						0	–
									0	–
									0	
									0	
									0	–
									0	

Capacity	0 Veh							
Veh. Parked	0	0	0	0	0	0	0	0
% Utilization	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Avg. % Utilization	0.00%							
% Parked </= 15min	0.00%							

DEWEY E SIDE A.M. PERIOD
9/11/2025 -- 7 A.M. TO 9 A.M.

PLATE	PERIOD 7-7:15 A.M.	7:15-7:30 A.M.	7:30-7:45 A.M.	7:45-8 A.M.	8-8:15 A.M.	8:15-8:30 A.M.	8:30-8:45 A.M.	8:45-9 A.M.	TOTAL TIME PARKED (HRS)	</= 15 MINS
T1457									0.25	
3716									0.25	
VVK									1.5	–
3387									0.25	–
3810									0.25	–
1534									1.25	
3355									0.25	–
8725									0.25	
RVR2C									1	
5077									0.5	–
					Peak Interval					

Capacity	13 Veh							
Veh. Parked	0	1	3	4	5	3	4	4
% Utilization	0.0%	7.7%	23.1%	30.8%	38.5%	23.1%	30.8%	30.8%
Avg. % Utilization	23.08%							
% Parked </= 15min	60.00%							

APPENDIX P-8: PM PARKING UTILIZATION DATA: HARWOOD AVENUE

WAUWAUTOSA DAYCARE PARKING STUDY

2

HARWOOD N/W SIDE P.M. PERIOD
9/11/2025 -- 3 P.M. TO 5 P.M.

PLATE	PERIOD 3-3:15 P.M.	3:15-3:30 P.M.	3:30-3:45 P.M.	3:45-4 P.M.	4-4:15 P.M.	4:15-4:30 P.M.	4:30-4:45 P.M.	4:45-5 P.M.	TOTAL TIME PARKED (HRS)	</= 15 MINS
1315	■	■	■	■	■	■	■	■	2.0	_
7778	■	■	■	■	■	■	■	■	2.0	
4333	■	■	■	■	■	■	■	■	2.0	_
1909	■								0.25	_
2055	■								0.25	_
AVG				■	■	■	■	■	1.25	_
3192					■	■	■	■	1.0	
UNI					■				0.25	
					Peak Interval					
Capacity	6 Veh									
Veh. Parked	5	3	3	4	6	5	5	5		
% Utilization	83.3%	50.0%	50.0%	67%	100%	83.3%	83.3%	83.3%		
Avg. % Utilization	75.00%									
% Parked </= 15min	37.50%									

HARWOOD S/E SIDE P.M. PERIOD
9/11/2025 -- 3 P.M. TO 5 P.M.

PLATE	PERIOD 3-3:15 P.M.	3:15-3:30 P.M.	3:30-3:45 P.M.	3:45-4 P.M.	4-4:15 P.M.	4:15-4:30 P.M.	4:30-4:45 P.M.	4:45-5 P.M.	TOTAL TIME PARKED (HRS)	</= 15 MINS
YGX	■	■	■	■	■	■	■	■	2.0	⊔
9248	■	■	■	■	■	■	■	■	2.0	⊔
XZR	■	■	■	■	■	■	■	■	2.0	⊥⊥
YWJ	■								0.25	⊓
ZXH	■	■							0.5	⊓
YMA	■								0.25	⊔
5330	■	■							0.5	⊔
VET	■	■							0.5	⊔
KAMP2	■	■	■	■	■	■	■	■	2.0	⊥⊥
4595		■							0.25	⊥⊥
YVV		■							0.25	⊓
PILOT		■	■						0.5	⊔
5831				■					0.25	⊥⊥
VYR				■					0.25	⊔
1517					■				0.25	⊓
59A					■				0.25	⊥⊥
VZI						■			0.25	□
WCZ						■			0.25	⊔
9757							■		0.25	⊓
4323							■	■	0.5	⊔
9228							■	■	0.5	⊓
8436								■	0.25	⊔
TRK								■	0.25	⊥⊥
YBJ								■	0.25	⊔
		Peak Interval								
Capacity	14 Veh									
Veh. Parked	9	10	5	6	6	6	7	9		
% Utilization	64.3%	71.4%	35.7%	43%	42.9%	42.9%	50.0%	64.3%		
Avg. % Utilization	51.79%									
% Parked </= 15min	58.33%									

APPENDIX P-9: PM PARKING UTILIZATION DATA: DEWEY AVENUE

WAUWAUTOSA DAYCARE PARKING STUDY

2

DEWEY W SIDE A.M. PERIOD
9/11/2025 -- 3 P.M. TO 5 P.M.

PLATE	PERIOD 3-3:15 P.M.	3:15-3:30 P.M.	3:30-3:45 P.M.	3:45-4 P.M.	4-4:15 P.M.	4:15-4:30 P.M.	4:30-4:45 P.M.	4:45-5 P.M.	TOTAL TIME PARKED (HRS)	</= 15 MINS
FLATBED									0.25	–
6378									0.25	–
Capacity	0 Veh									
Veh. Parked	1	0	0	0	0	1	0	0		
% Utilization	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Avg. % Utilization	0.00%									
% Parked </= 15min	100.00%									

DEWEY E SIDE A.M. PERIOD
9/11/2025 -- 3 P.M. TO 5 P.M.

PLATE	PERIOD 3-3:15 P.M.	3:15-3:30 P.M.	3:30-3:45 P.M.	3:45-4 P.M.	4-4:15 P.M.	4:15-4:30 P.M.	4:30-4:45 P.M.	4:45-5 P.M.	TOTAL TIME PARKED (HRS)	</= 15 MINS
VYJ									2.0	–
5077									0.75	
TSR									1.0	–
1742									1.0	–
9625									1.0	–
9215									1.0	
12159									0.25	–
3387									0.25	
					Peak Interval					
Capacity	13 Veh									
Veh. Parked	2	2	2	1	6	5	6	5		
% Utilization	15.4%	15.4%	15.4%	7.7%	46.2%	38.5%	46.2%	38.5%		
Avg. % Utilization	27.88%									
% Parked </= 15min	25.00%									

PM PARKING UTILIZATION ON DEWEY AVENUE | SHEET | E

APPENDIX P-10: PARKING UTILIZATION DATA: PARKING LOTS

WAUWAUTOSA DAYCARE PARKING STUDY

2

RED STORE LOT 9/11/2025 -- 7 A.M. TO 9 A.M.						
	PERIOD					
	7-7:30 A.M.	7:30-8 A.M.	8-8:30 A.M.	8:30-9 A.M.	9 A.M. +	TOTAL VEHICLES
# OF VEHICLES	20	26	26	31	32	135
					Peak Interval	
Capacity	142 Veh.					
% Utilization	14.1%	18.3%	18.3%	21.8%	22.5%	
Avg. % Utilization	19.0%					

RED STORE LOT 9/11/2025 -- 3 P.M. TO 5 P.M.						
	PERIOD					
	3-3:30 P.M.	3:30-4 P.M.	4-4:30 P.M.	4:30-5 P.M.	5 P.M. +	TOTAL VEHICLES
# OF VEHICLES	35	28	19	21	19	122
	Peak Interval					
Capacity	142 Veh.					
% Utilization	24.6%	19.7%	13.4%	14.8%	13.4%	
Avg. % Utilization	17.2%					

HART'S MILL LOT 9/11/2025 -- 7 A.M. TO 9 A.M.						
	PERIOD					
	7-7:30 A.M.	7:30-8 A.M.	8-8:30 A.M.	8:30-9 A.M.	9 A.M. +	TOTAL VEHICLES
# OF VEHICLES	19	23	30	37	40	149
					Peak Interval	
Capacity	86 Veh.					
% Utilization	22.1%	26.7%	34.9%	43.0%	46.5%	
Avg. % Utilization	34.7%					

HART'S MILL LOT 9/11/2025 -- 3 P.M. TO 5 P.M.						
	PERIOD					
	3-3:30 P.M.	3:30-4 P.M.	4-4:30 P.M.	4:30-5 P.M.	5 P.M. +	TOTAL VEHICLES
# OF VEHICLES	40	37	36	37	39	189
	Peak Interval					
Capacity	86 Veh.					
% Utilization	46.5%	43.0%	41.9%	43.0%	45.3%	
Avg. % Utilization	44.0%					

PARKING UTILIZATION IN ADJACENT PARKING LOTS

SHEET E

TRAFFIC IMPACT STUDY FOR:

Wauwatosa Village Daycare Center

City of Wauwatosa, WI

September 23rd, 2025

PREPARED FOR:

For Tosh, LLC

17145 W Bluemound Road

PMB 152

Brookfield, WI 53005

Contact Persons: Kriti Behl Stefan and Michael Stefan

PREPARED BY:

Kapur & Associates, Inc.

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Milwaukee, WI 53217

Phone: (414) 751-7238

Contact Person: Neal Styka, P.E., PTOE, RSP1

(WisDOT TIA Certification #SE17-804-270)

"I certify that this Traffic Impact Analysis has been prepared by me or under my immediate supervision and that I have experience and training in the field of traffic and transportation engineering."

Wauwatosa Village Daycare Center
TIA Table of Contents

List of Exhibits 2
List of Appendices 3
Chapter 1 – Introduction 4
Part A – Purpose of the Report and Study Objectives 4
Part B - Study Area & Methodology 4
Chapter 2 – Trip Generation and Distribution 5
Part A –Weekday AM Peak Hour 5
Part B – Weekday Midday Peak Hour (school dismissal time) 5
Part C – Weekday PM Peak Hour 5
Chapter 3 – Parking 7
Part A – Physical Characteristics 7
Part B – Existing Parking Demand and Occupancy 7
Part C – Parking Demand and Recommendations with Proposed Daycare Facility 8

List of Exhibits

Exhibit 2-1 .....Trip Generation Table
Exhibit 2-2 .....Trip Distribution Table
Exhibit 2-3 .....Sensitivity Analysis of Trip Generation Methods

List of Appendices

Appendix T-0 ..... Project Overview

Appendix T-1 ..... Weekday Trips

Appendix T-2 ..... Weekday AM Trips

Appendix T-3 .....Weekday PM Trips

Appendix T-4 .....Hourly Traffic Counts on Glenview

Appendix T-5 .....Hourly Traffic Counts on Harwood

Appendix T-6 .....Weekday AM Peak Hour of Generator - Students

Appendix T-7 .....Weekday PM Peak Hour of Generator - Students

Appendix P-1 .....Parking Project Overview

Appendix P-2 .....Existing Parking Capacity

Appendix P-3 .....AM Parking Utilization Diagram

Appendix P-4 .....PM Parking Utilization Diagram

Appendix P-5 .....Recommended Modifications

Appendix P-6 .....Harwood AM Parking Utilization Data

Appendix P-7 .....Dewey AM Parking Utilization Data

Appendix P-8 .....Harwood PM Parking Utilization Data

Appendix P-9 .....Dewey PM Parking Utilization Data

Appendix P-10 .....Parking Lot Utilization Data

Chapter 1 – Introduction

Part A – Purpose of the Report and Study Objectives

The former Firefly Restaurant in the City of Wauwatosa is being proposed to be renovated and converted to a daycare facility. The daycare facility will have a maximum student enrollment of 155 students with 30 staff members anticipated. The property is s located at 7754 N Hardwood Avene in Wauwatosa, Wisconsin. The daycare will not have any off-street parking. Parking demand will be served by on-street parking and 2 nearby municipal parking lots.

This report was prepared to determine the number of trips generated and their distribution as well as existing parking demand and occupancy. No off-site development traffic is included in the traffic study. The report evaluates the weekday AM, weekday midafternoon (school dismissal time), and weekday PM peak hour trip generations and parking demand.

Part B - Study Area & Methodology

The study roadways evaluated in this TIA and parking study include:

- Harwood Avenue east of Harmonee Avenue to the railroad crossing
- Dewey Avenue from Harwood Avenue to W. Chestnut Street

The roadways and parking lots studied in this report for parking analysis include:

- Harwood Avenue east of Harmonee Avenue to the railroad crossing
- Dewey Avenue from Harwood Avenue to W. Chestnut Street
- Hart's Mills Parking Lot
- Little Red Store Parking Lot

Trip generation and distributions were calculated using the ITE Trip Generation Manual, 12th Edition and from field observations.

The parking study was conducted by side of street and block in 15-minute increments between 7AM to 9:00AM and 3:00PM to 5:00PM.

Additionally, the total number of vehicles parked in the Hart's Mill Parking Lot and Red Store Parking Lot were collected at least once an hour to determine occupancy rates in the parking lots.

B2. Proposed Development

A street map illustrating the location of the proposed development site with respect to the surrounding roadway system is shown in Appendix T-0.

The proposed daycare facility will have 155 students with 30 employees.

The buildout will generate 590 weekday daily trips, 110 weekday AM peak hour trips (53% in and 47% out), and 105 weekday PM peak hour trips (53% out and 47% in).

Chapter 2 – Trip Generation and Distribution

Part A –Weekday AM Peak Hour

Trips were calculated using the ITE Trip Generation Manual (TGM) version 12 using the maximum number of students of 155 (See Appendix T-1). The proposed daycare facility will generate 110 trips in the AM peak hour with approximately 60 trips in and 50 trips out (53% in and 47% out) (see **Exhibit 2-1)**. Based on field observations the AM peak hour appeared to be from approximately 7:30-8:30AM. Much of the traffic at this time of day was vehicles dropping students off at St. John's Lutheran School. Older students were dropped off in the school parking lot along Dewey Avenue while the students that are 2–5-year-old range were dropped off along Harwood Avenue because the doors to St. John's Early Learning Center where they go to school face Harwood Avenue. This is directly across the street from the proposed daycare. During this time, it is expected that the largest conflict between vehicles dropping students off at St. John's Lutheran School and Early Learning Center and the proposed daycare will be. The Parking Study portion of the report below makes some recommendations to improve parking turnover in this area to ensure that spots are used for drop-off and pickup and not long-term parking.

Part B – Weekday Midday Peak Hour (school dismissal time)

The proposed daycare during the midday peak during the school dismissal time is unlikely to generate a significant number of trips. Trips in the period would be for deliveries and a few parents picking up their children early. Typically, peak daycare pickup time is between 4:30PM and 6:00PM which coincides with once parents are done with work.

St. John's Lutheran School and Early Learning Center releases their students at 3:00PM. It was observed that parents started queuing in the parking lot and on Dewey Avenue the 3:00PM dismissal and all the school traffic had left by 3:15PM. The Early Learning Center has extended care hours which can begin at 7:00AM before the normal hours begin at 7:50AM and the extended care hours go until 5:45PM. Because some families will choose to use the afternoon extended care option the volume of vehicles in the afternoon is lower than the number in the morning.

There is adequate parking and queuing space to accommodate St. John's Lutheran School and Early Learning Center currently. The daycare is not expected to add many additional vehicle trips during this time period so parking and operations around the St. John's are expected to be similar to today.

Part C – Weekday PM Peak Hour

During the PM Peak Hour of Adjacent Roadway which was considered to be the 4PM to 5 PM Hour based on the peak hour of nearby WisDOT traffic counts including a site on Glenview Avenue (STH 181) between Harwood Avenue and Chestnut Street and another count side on Harwood Avenue just north of Harwood Avenue (see Appendix T-4 and T-5. Based on the ITE Trip Generation Manual, the total volume for the hour would be 105 vehicles with 50 coming in and 55 leaving (47% in and 53% out) (see Appendix T-2). Based on observations during the parking study vehicles parked in the area that had been in the area all day were leaving, and new vehicles came for dinner and shopping in the Village as the time approached 5:00 PM. There was available parking in front of the proposed daycare as well as in front of St. John's Lutheran Early Childhood Center.

Exhibit 2-1 - Trip Generation Table

Wauwatosa Day Care

Land Use	ITE LUC	Size	Daily	Weekday AM Peak Hour of Adjacent Street			Weekday PM Peak Hour of Adjacent Street		
				In	Out	Total	In	Out	Total
Day Care Center	*565*	*155 Students*	590	60	50	110	50	55	105
				53%	*47%*		*47%*	*53%*	
Total New Vehicle Trips			***590***	***60***	***50***	***110***	***50***	***55***	***105***

Part D - Influence Area and Trip Distributions

The primary influence area for the daycare facility at this site is expected to be from the local neighborhoods to the south, north, and east of the development as the Milwaukee Regional Medical Center (MRMC) is to the west of the site and has relatively little housing development in that direction compared to the other directions. Given this information, field observations, and the difficulty it is to navigate through the intersection of Harwood Avenue and Harmonee Avenue it is expected that 60% of trips will be from/to Dewey Avenue and 40% on Harwood Avenue (see **Exhibit 2-2**).

Exhibit 2-2- Trip Distribution Table

To/From Dewey Avenue	60%
To/From Harwood Avenue	40%

Part E – Sensitivity Analysis

The ITE Trip Generation Manual offers multiple ways to calculate the number of proposed trips depending. Two other methods of calculating the number of vehicle trips were evaluated. They are using the number of employees instead of students and looking at the peak hour of generator instead of peak hour of adjacent street. The trip generations for the different methods can be seen in **Exhibit 2-3**. There is very little difference between the two methods to calculate trips using students as the input. This suggests that the original method of calculating trips by using the students with the peak hour of adjacent roadway is nearly the same as the maximum number of trips the daycare would generate based on using the number of students.

Exhibit 2-3

Sensitivity Analysis - Total Trips Generated by Different Input Methods		
	# of Students Peak Hour of Adjacent Street	# of Students Peak Hour of Generator
Weekday	590	
AM	110	113
PM	105	111

Chapter 3 – Parking

Part A – Physical Characteristics

A transportation detail showing the existing parking spaces is shown in Appendix P-2.

Part B – Existing Parking Demand and Occupancy

B.1 Data Collection & Observations

Parking supply was documented along Harwood Avenue between Harmonee Avenue & Hart's Mill Parking Lot, Dewey Avenue between West Chestnut Street & Harwood Avenue, and within the Hart's Mill & Red Store Parking Lots (see Appendix P-1). The existing parking availability (see Appendix P-2) was determined by walking each segment, documenting posted parking restrictions, the locations of hydrants, and the locations of driveway entrances. When this data was combined, it created an accurate map that accounted for all the items that determine a legal parking space. Each parked vehicle was assumed to require 20 feet of space to legally park. It was assumed that vehicles could not park within 4-feet of driveway aprons, 10-feet of fire hydrants, 15-feet of unmarked or marked crosswalks, 15-feet of alley aprons, in lanes marked for vehicle travel and in bicycle lanes. The approach was consistent with the State of Wisconsin parking regulations. The field observations for number of vehicles in each segment and time period can be seen in Appendices P-6 to P-10.

B.2 Peak Hour Parking

Parking occupancy was observed in 15-minute intervals on each segment and 30-minute intervals in each lot during two time periods on a weekday as follows:

- Weekday Morning:
  - Thursday, September 11th, 7:00AM to 9:00AM (see Appendices P-6, P-7 & P-10)
  - Parking occupancy was observed to be heaviest from 7:45-8:15 AM or the school drop-off period. Occupancy was particularly heavy along the southeast side of Harwood Avenue which abuts St. John's Lutheran School.
- Weekday Evening:
  - Thursday, September 11th, 3:00 PM to 5:00 PM (see Appendices P-8, P-9 & P-10)
  - Parking occupancy was observed to be heavy, 50-75% utilization, along Harwood Avenue throughout the study period. Dewey Avenue saw a peak in utilization after 4:00 PM

A summary of average occupancy rates for the AM and PM periods can be seen in Appendices P-3 & P-4.

B.3 Observations & Notes

- During the study it was observed that there are a high number of pedestrians, particularly near the Menominee River and Oakleaf trail.
- It was observed that during the AM count period most vehicles parked for 15 minutes or less along Harwood Avenue and Dewey Avenues. During the PM period, between 75 & 42 percent of vehicles parked for longer than 15 minutes. Similarly, both lots saw longer term parking during both study periods.
- During the study periods, parking along the West side of Dewey Avenue was prohibited. Only 2 vehicles were observed to be parked in this location and both for less than 15 minutes. Parking is permitted from 6 PM to 8 AM on weekdays, and all day on weekends and holidays.
- The AM period saw a single peak period, but the PM study period saw an immediate peak at 3 PM before lulling and beginning to rise in occupancy as the study time approached 5 PM. Based on our observations the initial peak was due to school pickup and the rise closer to 5PM was due to a dinner time rush in restaurants nearby on the other side of the river.
- The expected drop-off time for the proposed daycare sits in line with the school drop-off time, 7-9 AM For this reason, it is expected there will be occupancy conflict during this time.
- The expected pickup time for the proposed daycare, 4:30-6:00 PM, is offset from that of the existing peak pickup time, 3:00 PM for St. John's Lutheran. For this reason, it is expected that conflicts in occupancy will be minimal during the PM time period.
- All legal parking zones within the study area are posted with a 3-hour parking limit with the exception of the Red Store parking lot, which has no restrictions aside for the first 18 spaces in the lot.
- It is expected that most drop-offs for the proposed daycare will take place along the southeast side of Harwood Avenue due to the low capacity on the northwest side and ease of access.

Part C – Parking Demand and Recommendations with Proposed Daycare Facility

The addition of the proposed daycare facility is expected to bring an additional 60 vehicles coming to the daycare during the AM peak hour to the site based on the ITE 12th generation trip manual. It is assumed that this number does not include staff who arrive before drop-off and leave after pickup times. Given this and the data listed previously in Part B the following changes are recommended (see Appendix P-5):

- Provide a 15-minute parking zone from 7:30-8:30 AM along the southeast side of Harwood Avenue from Dewey Avenue to Hart's Mill Lot to minimize long term parking and promote in-and-out parking for both St. John's Lutheran School, Early Elementary Center, and the Proposed Daycare.
- Reconstruct the existing driveway flange and curb abutting the west corner of the proposed daycare to more accurately fit the attached driveway and provide an additional parking space.
- Instruct all staff to park in the Red Store lot where there is no time restriction and ample capacity.

10499 Innovation Dr.

City of Wauwatosa

Zoning Conditional Use Application

Project Description:

Waterfair Apartments LLC proposes renovation and change of use of the 18-year-old, 198-unit Sonesta Hotel, located at the gateway southeast corner of Watertown Plank and Mayfair Road. The new use would be 146 affordable multifamily apartments with mixed-use tenant amenity space and other commercial mixed-use type uses on the 1st floor. The 1st floor will offer residents added common area features, mail and package center, fitness room, media community space with TV's and pool table, storage, coffee lounge, conference and meeting rooms with soft seating, meeting rooms for business or study. The onsite management office has professional services for resident maintenance and administrative support. The primary site will maintain sufficient surface parking for residents and guests.

The property is currently under contract with Hotel Investment Group LLC, current owner/operators of the Sonesta Hotel, with sale closing first week of December 2025. Renovation work would begin January 2026 and conclude in June 2026 with intended occupancy.

Renovations would include demising of non-load bearing walls to create larger apartment units, construction of new non-load bearing demising walls to create functional spaces, upgrading the interior with new finishes, adding new kitchens, and upgrading common area amenities to support the new housing operational needs. New common area amenities will include on-site management/maintenance office, mail and package retrieval facilities, recreational areas and upgrades including fitness center and semi-private/private work areas. In addition, the first floor and lobby areas will be reconfigured for commercial uses including medical office and food services. Quality of the renovation work would be like our last Wauwatosa project: Watertown Apartments.

The Site includes the hotel, exterior parking, and a perimeter of landscaped areas.

The existing hotel building is an eight-story post tension structure consisting of steel frame construction on a 5" concrete slab on grade foundation, over a 6-mil vapor barrier. Exterior walls consist of metal stud framing with precast concrete panels and brick veneer. The roof consists of stone-ballasted, single-ply EPDM membrane systems. Other than property signage, the exterior and structure of the building would not be altered.

Property Address: 10499 W Innovation Drive, Wauwatosa WI 53226

Parcel Identification Number/Tax Key Number: 3799999059

Proposed Project Development By: Samapa Development Company LLC

Future Owners at Project Completion: Waterfair Apartments LLC

Financing: Conventional Financing

Future Property Operators at Project Completion: Samapa Development Company LLC and Oakbrook Management Company LLC

Current Land Area: 7.55 Acres or 328,878 Sq Ft

Building Square Footage: Current: 126,098 Sq Ft
Proposed: 126,098 Sq Ft

Building Land Use: Current: Hotel with Commercial First Floor
Proposed: Multifamily with Commercial First Floor

Unit Mix / Residential Unit Affordability Data:

Unit Type	# UNITS	Unit Mix	RENT/UNIT		Monthly TOTAL	Avg Sq Ft	Avg Rent /Sq Ft	RENTABLE SF
Studio micro	19	13%	$975		$18,525	330	$2.95	6,270
Studio small	30	21%	$1,015		$30,450	360	$2.82	10,800
Studio medium - Studio King	10	7%	$1,125		$11,250	400	$2.81	4,000
Studio large (5)	7	5%	$1,175		$8,225	425	$2.76	2,975
Studio x large (3&4)	12	8%	$1,275		$15,300	500	$2.55	6,000
1 Bedroom 1 Bath small	7	5%	$1,275		$8,925	480	$2.66	3,360
1 Bedroom 1 Bath large	55	38%	$1,425		$78,375	660	$2.16	36,300
2 Bedroom 2 Bath Large	6	4%	$2,100		$12,600	1400	$1.50	8,400
TOTALS	146				183,650			78,105

Temporary Jobs Created During Project Renovation:

During the renovation period, an estimated $23M total project will produce approximately 60 full-time jobs. Every full-time job will be at market rate wages, and a majority will include benefits. This includes site-based and supplier-based jobs that contribute materials for the work.

During construction other soft cost consultants including legal, architectural, and engineering will also have more than $1.5M in contracts employing primarily local Milwaukee area experts.

Permanent Jobs Created After Project Completion:

Property Management on a permanent basis, a 146 unit this type of housing project will typically support:

On Staff Permanent	Avg Hours	Current Market Avg
Property Manager	1 FTE	$70K
Leasing Agents (1-2) Part Time	1 FTE	$50K
Plant Manager Maintenance (2)	1.5 FTE	$55K
Total Approximately	3.5 FTE	Avg Comp $60K per year

With 1st Floor Commercial Space, we anticipate a general range of 5 to 20 additional full-time positions with Compensation Ranging from 45,000 to $100,000+ depending on the commercial end users.

Needed added public infrastructure for this project: None

Hours of Operation for Multifamily Units: The Multifamily units are open for resident quiet enjoyment 24 hours per day. First Floor Management Offices are typically daily 730 a.m. to 530pm. Other commercial users

on the 1st floor would typically be 7 a.m. to 8 pm and would be reviewed or granted based on each commercial applicant's normal business operating needs.

Preliminary Site Plan: See attached, our plan will be to modernize the units and interiors but leave the external building footprint and façade in near like kind condition. At a future date if added outlot acreage becomes developed, those future changes would be applied for to Wauwatosa at that time.

We plan to apply for new signs for rebranding Sonesta to Waterfair but that will be done through a sign permit application.

Interior Building Plans: See typical floor section and sample unit plans attached for review.

Project Status: Construction to commence in January 2026 and completed in June 2026

6 Approval Criteria Responses:

1. The establishment, maintenance or operation of the conditional use for Waterfair Apartments will not be detrimental to or endanger the public health, safety or general welfare. In fact, the addition of affordable housing to replace a financially challenged property will enhance and diversify the City's economic base further by replacing a less reliable tax revenue source of a devalued hotel to a much more desirable and tax revenue consistent renovated workforce housing. The Sonesta hotel site is an under-utilized property as it sits on 7.55 acres of desirable City land that is proximate to many of the major employers in the area. Redevelopment to workforce housing is the best use for both employees and employers. The MRMC and Research Park have some of the highest paying and stable jobs in the area. Housing employees of these two entities and other companies in the area will help retain local jobs and attract a diverse educated population that can enjoy all Wauwatosa has to offer.

2. The uses, values and enjoyment of surrounding properties for purposes already permitted in the district will not be substantially impaired or diminished by the establishment, maintenance or operation of Waterfair Apartments. Residents of Waterfair Apartments will certainly benefit from the new development of restaurants like Panera and future park amenities that are being contemplated, ensuring the success of those park businesses and encouraging additional commercial development.

3. Establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district as there will only be a change of use and no change in the overall footprint of the building. Renovating and redeveloping the Sonesta hotel and its parking lot into the Waterfair Apartments will improve the appearance of the signalized gateway corner of the Research Park and can be the impetus for additional growth and change in the Research Park as more multifamily residential projects are contemplated for the park by the City.

4. Adequate utilities, access roads, drainage and other necessary improvements have been or are being provided already to the existing property. Repurposing of the existing hotel into apartments will not change the needs of property, as there will be no overall change to the footprint of the building and will only require interior renovation and reconfiguration.

5. Adequate measures will be taken to provide ingress and egress that will minimize on- and off-site traffic congestion. Change of use of the building from 198 hotel rooms to 146 apartments should decrease the

overall traffic patterns into and out of the property as residents, unlike hotel guests, will more be permanent occupants reducing transitory traffic. It is our hope that tenants will be working within the surrounding businesses of the MRMC and Research Park and may be able to walk or bike to work. In addition, it is our hope to provide to shuttle services from Waterfair Apartments to these surrounding employers. There is also excellent access to public bus transportation near the property.

6. It is our understanding through preplanning meetings with the City that the conditional use complies with all applicable regulations of the subject zoning district. This is evidenced by the existence of another multifamily apartment complex, Crescent Apartments, within the district and planned future rezoning to allow additional multifamily within the zoning district. In addition, Samapa LLC has requested conditional use for multifamily with the MRIC which oversees the Research Park and has received positive feedback on that application as there is precedent with Crescent Apartments and future plans for additional multifamily units within the park.

Wauwatosa Community Benefits:

Waterfair Apartments fill a needed new niche of more affordability without excessive luxury, at rents 15-20% below current market rates and provides an economical housing solution for the Milwaukee Regional Medical Complex and Research Park workforce. Affordability is achieved through smaller more efficient unit types comprised mostly of studios and 1-bedroom apartments and value engineering the renovation work.

Located within one mile of the medical campus on Watertown Plank Road, this residence will offer its tenants the healthier option of convenient pedestrian and bicycle access for work or study at the MRMC. In addition, a shuttle service from the apartments is also contemplated to further reduce vehicle traffic in an already congested area of the City.

Repurposing of the current hotel to multifamily housing will remove 198 hotel rooms from a financially challenged hospitality industry in the area. Hotel occupancy tax revenue lost through this repurposing of the Sonesta hotel will be made up through higher occupancy of nearby hotels. Additional tax revenue will be generated for the city with Waterfair Apartments' new multifamily use.

Waterfair Apartments meet many of Wauwatosa's Public Purpose Objectives as outlined in City's Economic Development Investment Policy (EDIP):

1. The addition of affordable housing to replace a financially challenged property will enhance and diversify the City's economic base further by replacing a less reliable tax revenue source of a devalued hotel to a much more desirable and tax revenue consistent renovated workforce housing.
2. The Sonesta hotel site is an under-utilized property as it sits on 7.55 acres of desirable City land that is proximate to many of the major employers in the area. Redevelopment to workforce housing is the best use for both employees and employers.
3. The MRMC and Research Park have some of the highest paying and stable jobs in the area. Housing employees of these two entities and other companies in the area will help retain local jobs and attract a diverse educated population that can enjoy all Wauwatosa has to offer.
4. Waterfair Apartments can be the impetus for additional growth and change in the Research Park as additional multifamily projects and a master plan for the park are contemplated by the City. Residents of Waterfair Apartments will certainly benefit from the new development of restaurants like Panera and

future park amenities that are being contemplated, ensuring the success of those park businesses and encouraging additional commercial development.

5. The Sonesta hotel site of 7.55 acres contains a significant amount of aging overparked and underutilized asphalt for parking. This blighted "sea of concrete" could be developed into additional out lots for residential and commercial uses. Separate CSM application outlines possible future excess land, that would be evaluated at a future city application.
6. The City's most recent Housing Studies indicate a significant need for affordable housing which is the primary mission of Samapa LLC, the developers of the nearby affordable Watertown Apartments and now Waterfair Apartments.
7. Renovating and redeveloping the Sonesta hotel and its parking lot will improve the appearance of the signalized gateway corner of the Research Park as more multifamily residential projects are contemplated for the park.
8. The master plan of the Research Park contemplates many future infrastructure improvements. Waterfair Apartments could catalyze some of those changes including redevelopment of adjacent land, buildings, and roadways.
9. Samapa LLC, the developer of Waterfair Apartments, is partly a minority owned partnership. In addition, the project's architectural firm, Continuum Architects, is also a minority female owned business. These development partners and the target population of the Waterfair apartments, will improve equity and inclusion within the City of Wauwatosa.
10. Please see below under Proposed Sustainability Features, our goals for energy conservation. In our prior project Watertown Apartments, we have been very active in assisting in the conservation of Sanctuary Woods, both during construction and after occupancy, and plan to have a similarly active role of environmental conservation in the Research Park and surrounding green spaces.
11. Waterfair Apartments could be instrumental in the City's comprehensive new plan for the Research Park as it would be the first new multifamily project development in an area that could soon allow other multifamily projects.
12. The impact of this development due to its location at a major signalized corner and gateway to the MRMC and freeway could be significant in Wauwatosa's and other significant stakeholder's overall future development strategies.

Proposed Sustainability Features:

The building renovation will incorporate energy saving features, such as energy efficient lighting through management of natural light, replacement of artificial lighting sources, and heating and cooling solutions. The apartment unit layout and design will promote use of natural light and energy efficient window solutions including window coverings and possible future window replacements. All units will be refitted with individual electrical meters to meet code requirements and require tenants to actively be engaged in energy efficiency and cost containment. In addition, clean energy sources including possible solar are being evaluated for implementation in future additional renovations. We intend to use the resources of programs such as Focus on Energy's Energy Design Assistance and our in-house engineering capabilities to enable us to identify other energy-saving technologies. We intend to pass reductions in energy costs for the overall building along to the tenants.

Strategy for City's Procurement Inclusion Policy:

Waterfair Apartments will meet or exceed Wauwatosa's minimum DBE goals for this project. Samapa LLC prides itself on its track record of meeting and exceeding DBE participation goals on our prior Wauwatosa project: Watertown Apartments.

Participation in Targeting DBE

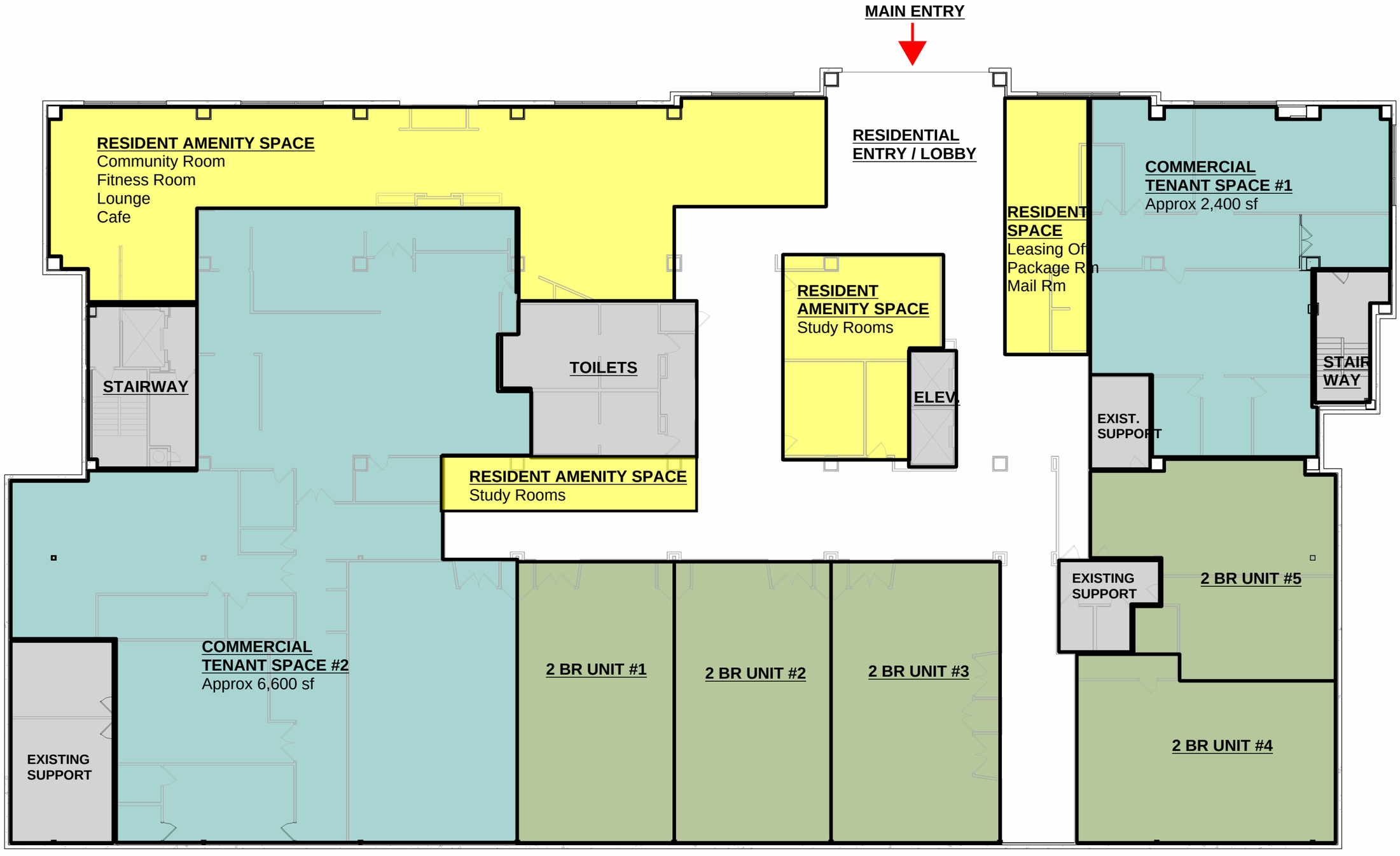
The Development Company (Samapa LLC) and Architectural Firm (Continuum Architects) are qualifying entities, and we anticipate participation in excess of 70+% of our soft costs, and 15+% of our hard costs with good faith efforts to seek DBE participation in the project.

We will submit a final report outlining our targeted participation compliance.

Wauwatosa and Waterfair Mission Alignment:

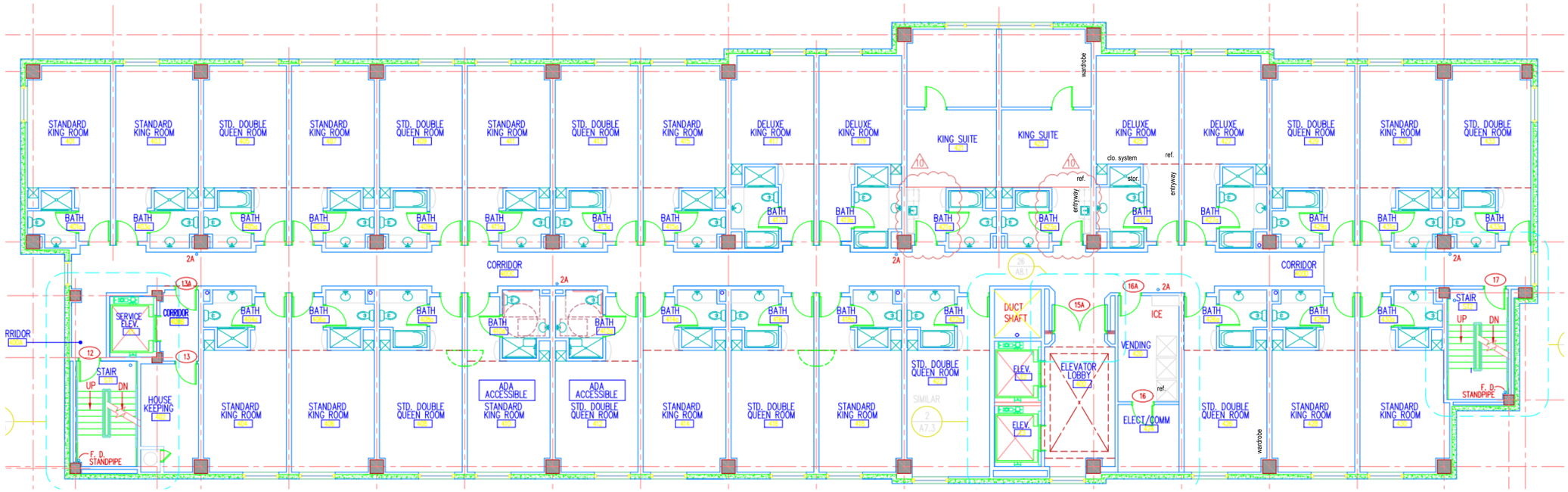
Samapa LLC is committed to a mission driven approach to provide affordable housing solutions for Wauwatosa. We look forward to partnering and offering a private model through Waterfair Apartments to meet the demand for moderate-priced housing.

Thank you for considering the Waterfair Apartments project. We look forward to our ongoing collaboration and future meetings. If you have any questions regarding this submission, please feel free to contact.



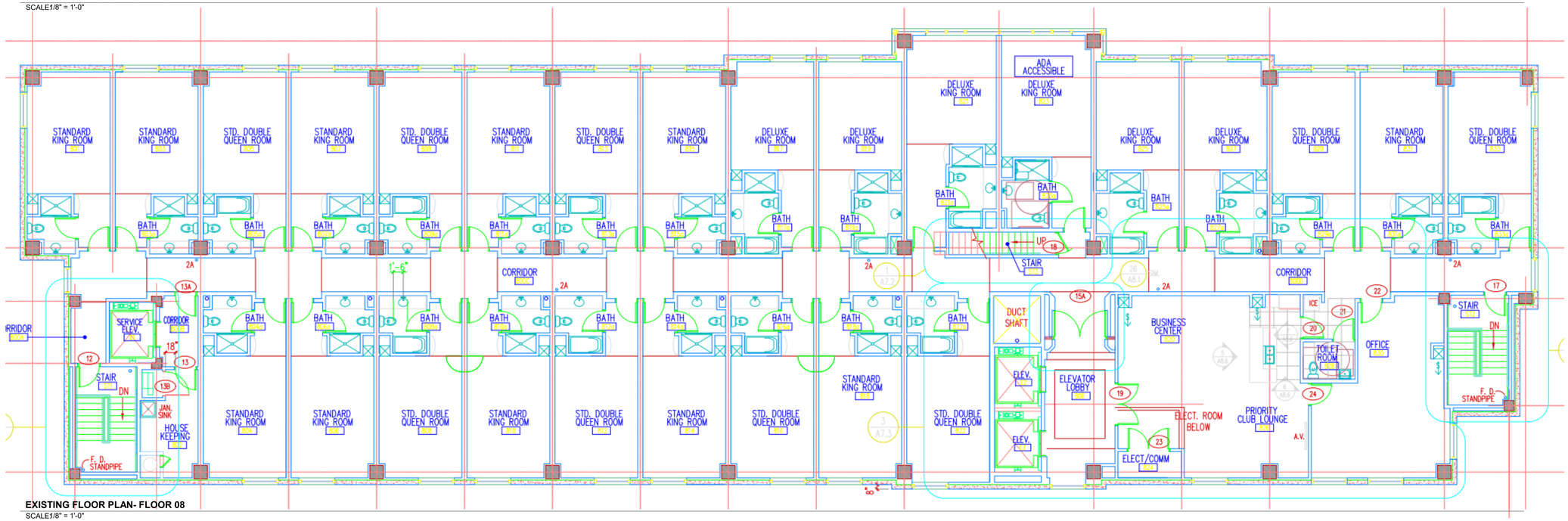
EXISTING PLAN - LEVEL 01- CONCEPT PLAN

SCALE: 1/16" = 1'-0"



EXISTING FLOOR PLAN- FLOOR 02-07

SCALE1/8" = 1'-0"



EXISTING FLOOR PLAN- FLOOR 08

SCALE1/8" = 1'-0"

DEMOLITION PLAN LEGEND

EXISTING, TO BE REMOVED

EXISTING, TO REMAIN

GENERAL DEMOLITION NOTES TO CONTRACTOR

1. SALVAGE ALL BATHROOM ACCESSORIES: TP HOLDER, ROBE HOOKS, FAUCETS, SHOWER TRIM AND DOORS, AND CURTAIN RODS.
2. REMOVE EXISTING CARPET IN ALL FUTURE STUDIO UNITS. REFER TO FLOOR PLAN.
3. REMOVE EXISTING CARPET IN ALL FUTURE 1 BD LIVING/KITCHEN AND ENTRYWAY AREAS. EXISTING CARPET IN FUTURE BEDROOMS TO REMAIN.

DEMOLITION PLAN KEY NOTES

SEE PROJECT GENERAL CONDITIONS, GENERAL INFORMATION ON SHEET A001 AND SELECTIVE DEMOLITION, CUTTING AND PATCHING SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.

DEMOLITION PLAN KEY NOTES APPLY TO ALL NEW WORK DRAWINGS AND MAY NOT BE USED ON EVERY SHEET.

1	REMOVE DOOR.
2	REMOVE AND SALVAGE VANITY, SINK, WC, AND MIRROR.
3	REMOVE WALLS, DOOR, FIXTURES, AND BATHROOM ACCESSORIES. POTENTIAL DEDUCT BASED ON APPLICATION FOR STATE WAIVER.
4	REMOVE PORTION OF DEMISING WALL.
5	REMOVE PORTION OF WALL FOR NEW BORROWED LITE.
6	REMOVE CASEWORK AND SINK.
7	REMOVE SHOWER.
8	REMOVE WALLS.
9	REMOVE COUNTER, CASEWORK, AND SINK.
10	REMOVE EXISTING TRASH CHUTE. PATCH ALL FLOORS WITH 1 HR FIRE RATED FLOOR/CEILING ASSEMBLY.
11	REMOVE INSWING DOOR AND REPLACE WITH AN OUTSWING DOOR THAT IS DEMOED FROM OTHER LOCATIONS.

TYPICAL DEMOLITION PLAN - FLOOR 02-07

SCALE1/8" = 1'-0"

TYPICAL DEMOLITION PLAN - FLOOR 08

SCALE1/8" = 1'-0"

UNIT TYPE LEGEND							
UNIT GROSS SF NET SF	STU 350 GSF 323 NSF	STU CONV +/- 500 GSF +/- 475 NSF	STU LARGE 370 GSF 333 NSF	STU KING 463 GSF 424 NSF	1BR SMALL 500 GSF 465 NSF	1BR 702 GSF 655 NSF	TOTAL
FLOOR 02	0	3	4	0	1	9	17
FLOOR 03	0	3	4	2	1	9	19
FLOOR 04	0	3	4	2	1	9	19
FLOOR 05	0	3	4	2	1	9	19
FLOOR 06	0	3	4	2	1	9	19
FLOOR 07	0	3	4	2	1	9	19
FLOOR 08	19	1	4	2	1	1	28
TOTAL	19	19	28	12	7	55	140

NEW WORK PLAN LEGEND

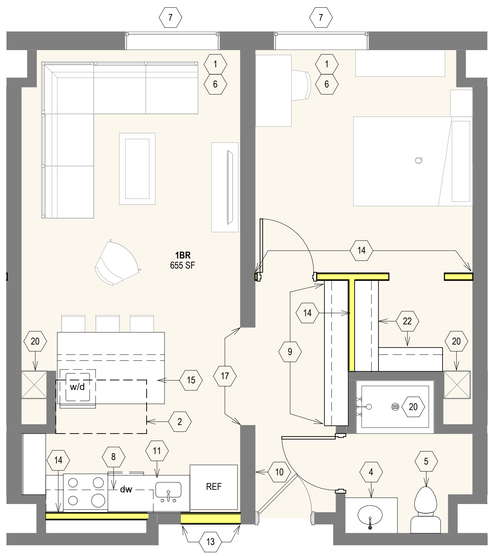
- EXISTING, TO REMAIN
- NEW WALL

TYPICAL FLOOR PLAN - FLOOR 02-07

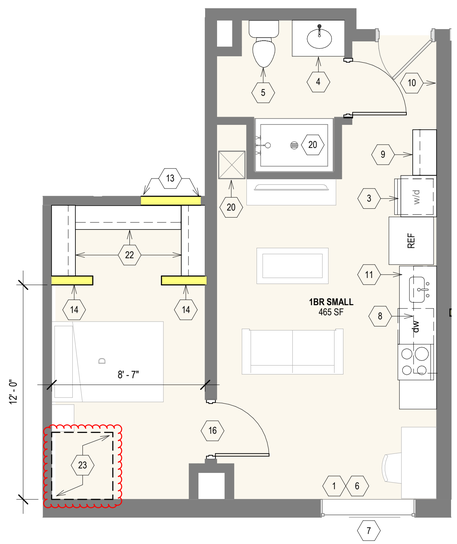
SCALE1/8" = 1'-0"

TYPICAL FLOOR PLAN - FLOOR 08

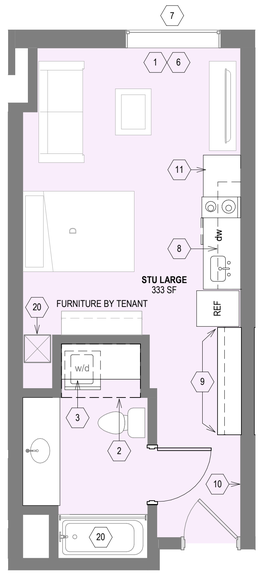
SCALE1/8" = 1'-0"



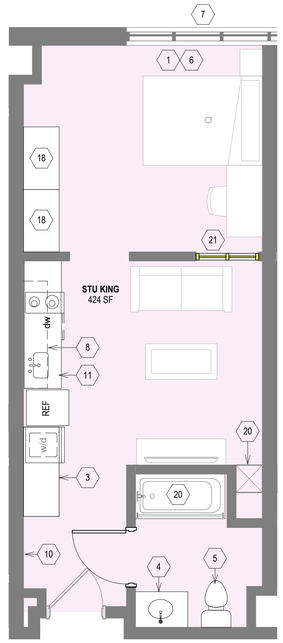
UNIT PLAN - 1BR (702 GROSS SF / 655 NET SF)
SCALE1/4" = 1'-0"



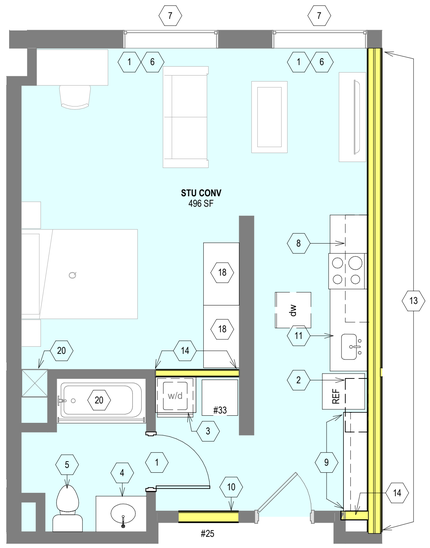
UNIT PLAN - 1BR SMALL (500 GROSS SF / 465 NET SF)
SCALE1/4" = 1'-0"



UNIT PLAN - STU LARGE (370 GROSS SF / 333 NET SF)
SCALE1/4" = 1'-0"



UNIT PLAN - STU KING (463 GROSS SF / 424 NET SF)
SCALE1/4" = 1'-0"



UNIT PLAN - STU CONV 1 (538 GROSS SF / 496 NET SF)
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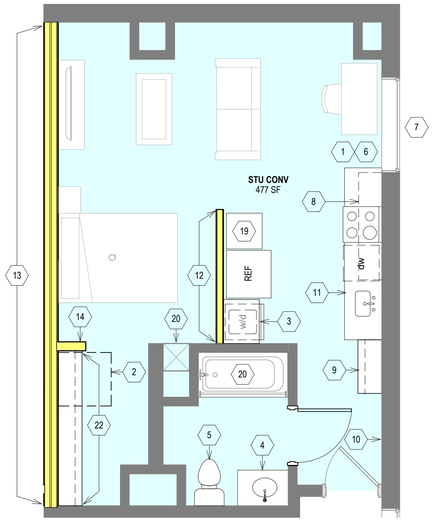

UNIT PLAN - STU CONV 2 (501 GROSS SF / 477 NET SF)
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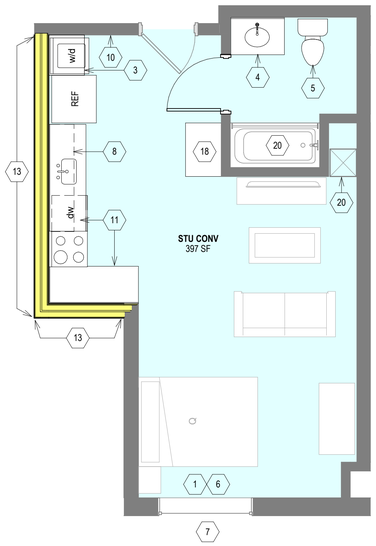

UNIT PLAN - STU CONV (429 GROSS SF / 397 NET SF)
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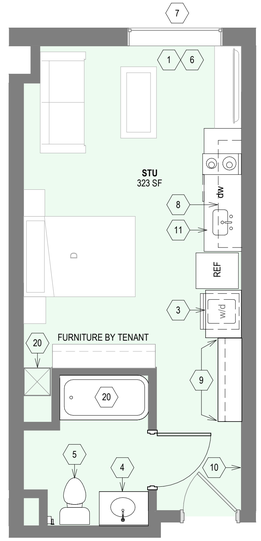


UNIT PLAN - STU (350 GROSS SF / 323 NET SF)
SCALE1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES TO CONTRACTOR

1	CORRIDORS: KEEP EXISTING CARPET AND WOOD BASE. PAINT ALL WOOD BASE.
2	CORRIDORS: KEEP EXISTING ACT. REPAIR/REPLACE AS NEEDED. PROVIDE ALTERNATE TO REPLACE THE CEILING WITH NEW ACT.
3	UNITS: KEEP ALL EXISTING BASE AND PAINT. REPAIR/REPLACE AND ADD AS NEEDED.
4	UNITS: REUSE ALL BATHROOM ACCESSORIES: TP HOLDER, ROBE HOOKS, FAUCETS, SHOWER TRIM AND DOORS, AND CURTAIN RODS.
5	UNITS: BATHROOM CERAMIC TILE AND BASE TO REMAIN.
6	UNITS: PROVIDE ELECTRIC VENTLESS WASHER/DRYER COMBOS IN ALL UNITS. DESIGN BASIS TO BE COORDINATED WITH OWNER. REFER TO FLOOR PLAN FOR LOCATION.
7	STUDIO UNITS: INSTALL LVT IN ALL STUDIO UNITS.
8	1 BD UNITS: INSTALL LVT IN LIVING/KITCHEN AND ENTRYWAY AREAS. EXISTING CARPET TO REMAIN IN BEDROOMS.
9	WHOLE BUILDING: LIGHTING SCOPE BY R/D.
10	WHOLE BUILDING: PAINT ALL NEWS AND CEILINGS AS IS. PROVIDE ALTERNATE FOR REMOVING WALLCOVERING AND PAINTING.
11	WHOLE BUILDING: DOOR HARDWARE TO REMAIN. PROVIDE ALTERNATE TO PAINT EXISTING DOORS AND HARDWARE. PROVIDE ALTERNATE TO PROVIDE NEW HARDWARE. PROVIDE ALTERNATE FOR ALTERNATE PAINTER CONCEPTS.
12	COORDINATE 1ST FLOOR SCOPE OF WORK WITH CLIENT
13	PROVIDE ALTERNATE FOR ONE LAYER OF TYPE X 5/8" GYPSUM BOARD ON CORRIDOR SIDE OF CORRIDOR WALLS. PROVIDE J TRIMS AT EXISTING DOOR JAMBS AND HEAD.
14	GENERAL STRUCTURAL NOTE: PRIOR TO CONSTRUCTION, ALL NEW CORES THROUGH THE POST-TENSIONED CONCRETE SLABS MUST BE LAID OUT ON THE SLAB AND CONCRETE IMAGING RADAR (CIR) MUST BE USSED TO LOCATE POST-TENSIONED TENDONS AND REBAR. THE CORES SHALL BE RELOCATED IF TENDONS OR REBAR ARE PRESENT.
15	GENERAL STRUCTURAL NOTE: NEW ATTACHMENTS TO THE SLAB (COLD-FORMED STUD WALL TRACKS) ARE LIMITED TO 3/4" MAXIMUM LENGTH POWER DRIVEN FASTENERS. LONGER FASTENERS CAN ONLY BE USED IF CIR IS USED TO LOCATE TENDONS.
16	GENERAL STRUCTURAL NOTE: NEW OPENINGS THORUGH EXISTING COLD-FORMED METAL STUD WALLS TO NOT REQUIRE A HEADER IF THE OPENING EXTENDS UP TO THE UNDERSIDE OF THE SLAB ABOVE.
17	GENERAL NOTE: BUILDING WILL BE R2 MULTIFAMILY.

NEW WORK PLAN KEY NOTES

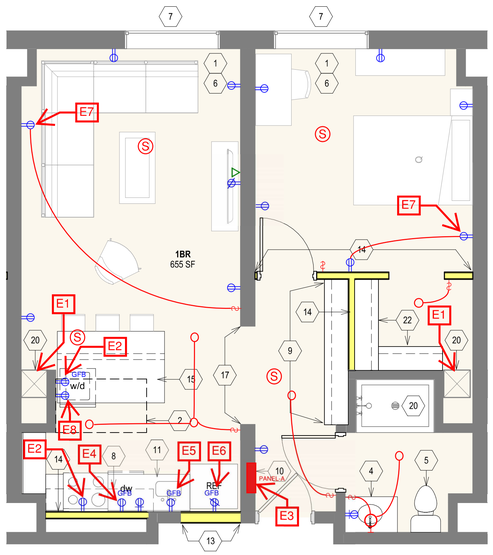
1	REPLACE EXISTING BLINDS WITH OPAQUE ROLLER BLINDS
2	PROVIDE NEW LVT FLOOR WHERE EXISTING TUB WAS REMOVED. PROVIDE DRAINAGE PAN AND CONNECT TO EXISTING DRAIN.
3	WASHER AND DRYER TO HAVE (3) 24" DEEP SHELVES MATCHING CABINETS.
4	TRIM EXISTING VANITY TO 3'-0" LONG AND RELOCATE SINK AND MIRROR. USE EXISTING PLUMBING CONNECTIONS. REMOVE BASE CABINET BELOW SINK AND PROVIDE BRACKETS TO SUPPORT COUNTERTOP. POTENTIAL DEDUCT BASED ON APPLICATION FOR STATE WAIVER.
5	RELOCATE EXISTING WC TO NEW LOCATION AS SHOWN. PROVIDE REINFORCEMENT IN EXISTING WALLS FOR FUTURE GRAB BAR INSTALLATION. POTENTIAL DEDUCT BASED ON APPLICATION FOR STATE WAIVER.
6	EXISTING WINDOW SILLS TO REMAIN. PROVIDE ALTERNATE FOR CULTURED MARBLE WINDOW SILL.
7	PROVIDE ALTERNATE TO REPLACE ALL EXISTING WINDOWS WITH OPERABLE WINDOWS IN EXISTING OPENINS.
8	PROVIDE (2) 6'-0" LONG FLOATING SHELVES IN EACH KITCHEN.
9	PROVIDE 18" DEEP CLOSET SHELF AND POLE TO MATCH KITCHEN CABINETS. PROVIDE FINISHED END PANEL AT OPEN END.
10	PROVIDE 3 HOOKS ON WALL AT UNIT ENTRY DOORWAY.
11	PROVIDE SOLID SURFACE COUNTERTOP AND BASE CABINETS IN ALL KITCHENS.
12	NEW STEEL STUD WALL 7'-0" HIGH.
13	NEW STEEL STUD DEMISING WALL. PROVIDE 1 HR FIRE RATED ASSEMBLY.
14	NEW STEEL STUD PARTITION WALL.
15	PROVIDE 48" x 72" SOLID SURFACE ISLAND WITH BASE CABINETS, UNDER-COUNTER WASHER/DRYER AND KNEE WALL BELOW. PROVIDE COUNTERTOP BRACKETS AS NEEDED.
16	NEW DOOR IN EXISTING DEMISING WALL. PROVIDE HEADERS AT NEW OPENING IN EXISTING WALL.
17	NEW OPENING IN EXISTING DEMISING WALL. PROVIDE HEADERS AT NEW OPENING IN EXISTING WALL. PATCH JAMBS AND HEAD.
18	WARDROBE CABINET: 42"W x 24"D x 84"H.
19	CABINET: 24"W x 24"D x 84"H.
20	EXISTING EQUIPMENT / FIXTURE TO REMAIN.
21	3'-0"W x 8'-0"H STOREFRONT IN EXISTING DEMISING WALL.
22	CLOSET SHELF AND POLE
23	INFILL FLOOR AT REMOVED TRASH CHUTE WITH A 1 HR FIRE RATED FLOOR/CEILING ASSEMBLY TO MATCH ADJACENT FLOOR

APPLIANCE LEGEND

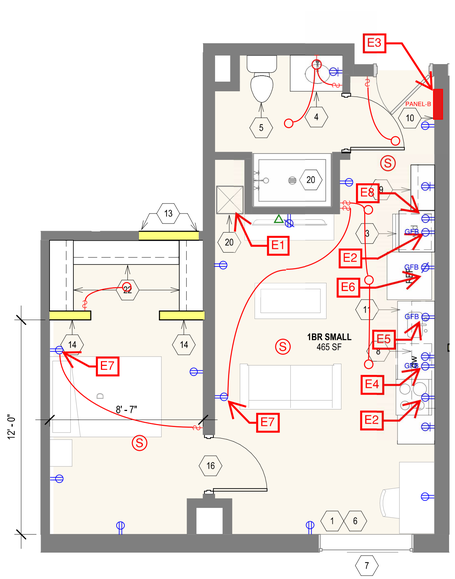
STUDIO UNIT
- 2 BURNER COOKTOP
- COMPACT DISHWASHER (18"W)
- 24" COMPACT CONVECTION OVEN AND MICROWAVE
- COMPACT 24"W REFRIGERATOR
- 34"H ELECTRIC VENTLESS WASHER/DRYER COMBO

1 BEDROOM UNIT
- 4 BURNER COOKTOP
- REGULAR DISHWASHER
- 24" COMPACT CONVECTION OVEN AND MICROWAVE
- 28"W REFRIGERATOR
- UNDER-COUNTER 34"H ELECTRIC VENTLESS WASHER/DRYER COMBO

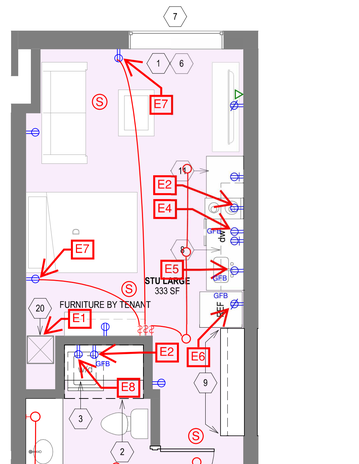
ELECTRICAL COMMENTS



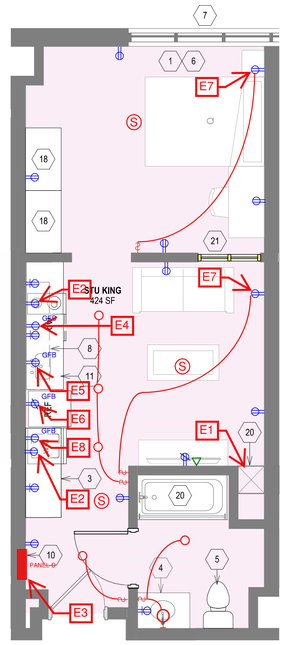
UNIT PLAN - 1 BED LAYOUT 1
SCALE1/4" = 1'-0"



UNIT PLAN - 1 BED LAYOUT 2
SCALE1/4" = 1'-0"



UNIT PLAN - STUDIO LAYOUT 1
SCALE1/4" = 1'-0"



UNIT PLAN - STUDIO KING
SCALE1/4" = 1'-0"

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3	UNITS: KEEP ALL EXISTING BASE AND PAINT. REPAIR/REPLACE AND ADD AS NEEDED.
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5	UNITS: BATHROOM CERAMIC TILE AND BASE TO REMAIN.
6	UNITS: PROVIDE ELECTRIC VENTLESS WASHER/DRYER COMBOS IN ALL UNITS. DESIGN BASIS TO BE COORDINATED WITH OWNER. REFER TO FLOOR PLAN FOR LOCATION.
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10	WHOLE BUILDING: PAINT ALL NEWS AND CEILINGS
11	WHOLE BUILDING: DOOR HARDWARE TO REMAIN. PROVIDE ALTERNATE TO PAINT EXISTING DOORS ADN HARDWARE. PROVIDE ALTERNATE TO PROVIDE NEW HARDWARE.
12	COORDINATE 1ST FLOOR SCOPE OF WORK WITH CLIENT
13	PROVIDE ALTERNATE FOR ONE LAYER OF TYPE X 5/8" GYPSUM BOARD ON CORRIDOR SIDE OF CORRIDOR WALLS. PROVIDE J TRIMS AT EXISTING DOOR JAMBS AND HEAD.

NEW WORK PLAN KEY NOTES

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2	PROVIDE NEW LVT FLOOR WHERE EXISTING TUB WAS REMOVED. PROVIDE DRAINAGE PAN AND CONNECT TO EXISTING DRAIN.
3	WASHER AND DRYER TO HAVE (3) 24" DEEP SHELVES MATCHING CABINETS.
4	TRIM EXISTING VANITY TO 3'-0" LONG AND RELOCATE SINK AND MIRROR. USE EXISTING PLUMBING CONNECTIONS. REMOVE BASE CABINET BELOW SINK AND PROVIDE BRACKETS TO SUPPORT COUNTERTOP.
5	RELOCATE EXISTING WC TO NEW LOCATION AS SHOWN. PROVIDE REINFORCEMENT IN EXISTING WALLS FOR FUTURE GRAB BAR INSTALLATION.
6	EXISTING WINDOW SILLS TO REMAIN. PROVIDE ALTERNATE FOR CULTURED MARBLE WINDOW SILL.
7	PROVIDE ALTERNATE TO REPLACE ALL EXISTING WINDOWS WITH OPERABLE WINDOWS IN EXISTING OPENING.
8	PROVIDE (2) 6'-0" LONG FLOATING SHELVES IN EACH KITCHEN.
9	PROVIDE 18" DEEP CLOSET SHELF AND POLE TO MATCH KITCHEN CABINETS. PROVIDE FINISHED END PANEL AT OPEN END.
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13	NEW STEEL STUD DEMISING WALL. PROVIDE 1 HR FIRE RATED ASSEMBLY.
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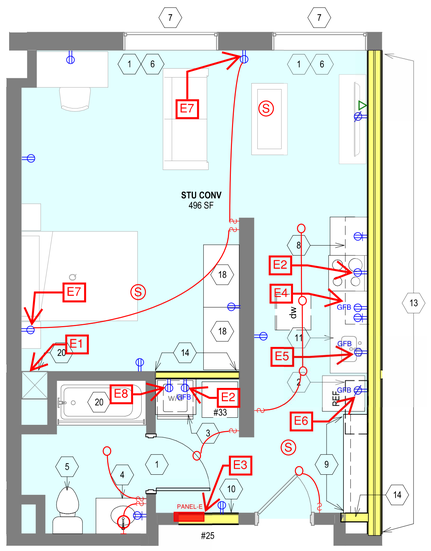
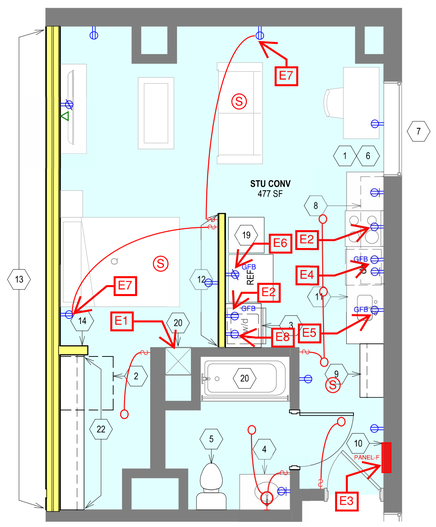
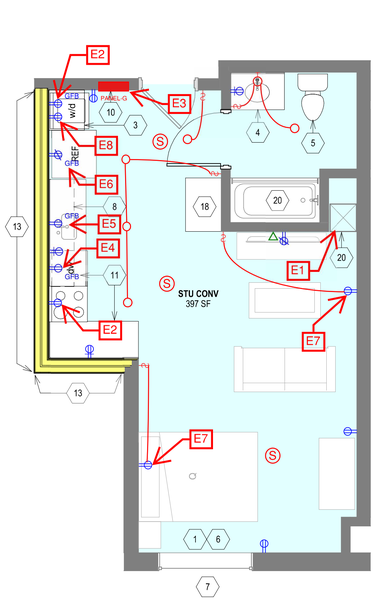
15	PROVIDE 48" x 72" SOLID SURFACE ISLAND WITH BASE CABINETS, UNDER-COUNTER WASHER/DRYER AND KNEE WALL BELOW. PROVIDE COUNTERTOP BRACKETS AS NEEDED.
16	NEW DOOR IN EXISTING DEMISING WALL. PROVIDE HEADERS AT NEW OPENING IN EXISTING WALL.
17	NEW OPENING IN EXISTING DEMISING WALL. PROVIDE HEADERS AT NEW OPENING IN EXISTING WALL. PATCH JAMBS AND HEAD.
18	WARDROBE CABINET: 42"W x 24"D x 84"H.
19	CABINET: 24"W x 24"D x 84"H.
20	EXISTING EQUIPMENT / FIXTURE TO REMAIN.
21	3'-0"W x 8'-0"H STOREFRONT IN EXISTING DEMISING WALL.
22	CLOSET SHELF AND POLE.



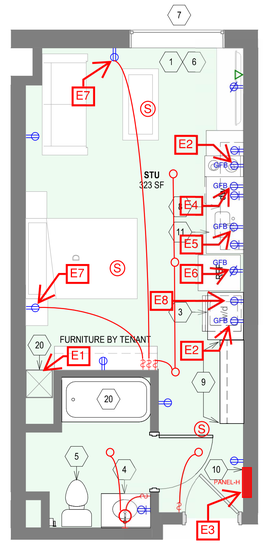
UNIT PLAN - STUDIO LAYOUT 3
SCALE1/4" = 1'-0"



UNIT PLAN - STUDIO LAYOUT 4
SCALE1/4" = 1'-0"



UNIT PLAN - STUDIO LAYOUT 5
SCALE1/4" = 1'-0"



UNIT PLAN - STUDIO FLOOR 08
SCALE1/4" = 1'-0"

SHEET NOTES:

A. PROVIDE ARC FAULT CIRCUIT BREAKERS (AFCI PROTECTION) FOR ALL 120V CIRCUITS EXCEPT BATHROOM CIRCUITS.

B. PROVIDE GFCI RECEPTACLES IN KITCHENS, BATHROOMS, AND LAUNDRY AREAS UNLESS OTHERWISE NOTED.

C. CONNECT SMOKE/CARBON MONOXIDE DETECTORS WITHIN EACH UNIT TO DEDICATED CIRCUIT WITH NO AFCI PROTECTION.

- DUPLEX RECEPTACLE
- (GFB) GROUND FAULT BREAKER
- (GFCI) GROUND FAULT CIRCUIT INTERUPTER
- DUPLEX RECEPTACLE - MOUNTED AT SPECIAL HEIGHT
- DUPLEX RECEPTACLE - MOUNTED ABOVE COUNTER
- DATA OUTLET
- LIGHT FIXTURE
- SMOKE/CARBON MONOXIDE DETECTOR

KEYED NOTES:

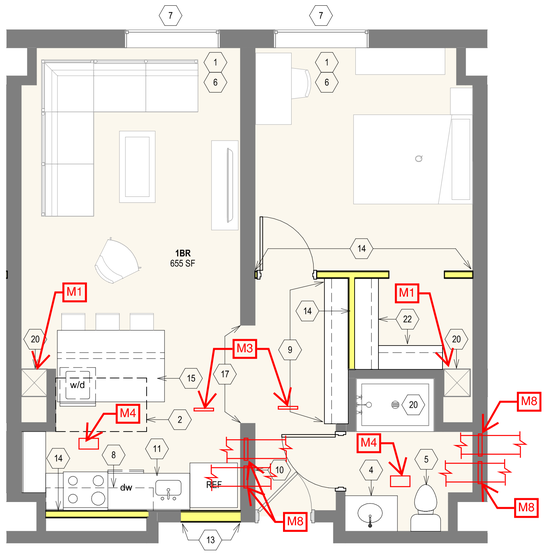
E1	FAN WITHIN HEATING/COOLING UNIT TO BE REWIRED TO HOUSE PANEL. PROVIDE DISCONNECT SWITCH FOR FAN. REFER TO HVAC PLAN FOR EXACT POWER CONNECTIONS.
E2	PROVIDE 208V/1P RECEPTACLE SERVED FROM A 50A/2P GROUND FAULT CIRCUIT BREAKER TO SERVE THE DRYER AND STOVE.
E3	PROVIDE NEW 120/208V, 100AMP, 24 SPACE LOAD CENTER PANELBOARD. ALL CIRCUITS WITHIN THIS APARTMENT SHALL BE WIRED TO THIS PANELBOARD. PROVIDE SE CABLE FROM PANELBOARD TO METER STACK, LOCATION TBD.
E4	DISHWASHER CONNECTION.
E5	GARBAGE DISPOSAL CONNECTION. PROVIDE CONTROL SWITCH.
E6	REFRIGERATOR CONNECTION MOUNT AT 48" AFF.
E7	CONNECT BOTTOM HALF OF RECEPTACLE TO SWITCH.
E8	WASH MACHINE CONNECTION.

APPLIANCE LEGEND

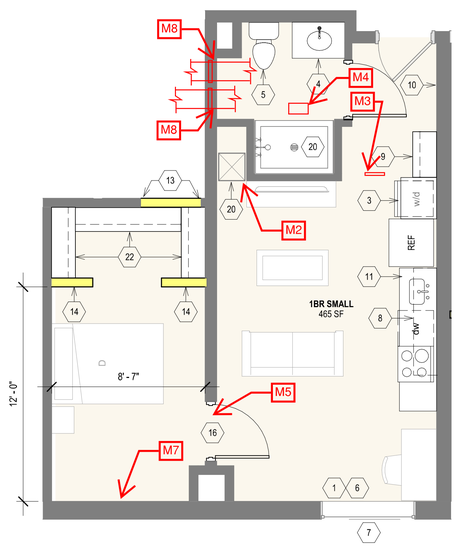
STUDIO UNIT
- 2 BURNER COOKTOP
- COMPACT DISHWASHER (18"W)
- 24" COMPACT CONVECTION OVEN AND MICROWAVE
- COMPACT 24"W REFRIGERATOR
- 34"H ELECTRIC VENTLESS WASHER/DRYER COMBO

1 BEDROOM UNIT
- 4 BURNER COOKTOP
- REGULAR DISHWASHER
- 24" COMPACT CONVECTION OVEN AND MICROWAVE
- 28"W REFRIGERATOR
- UNDER-COUNTER 34"H ELECTRIC VENTLESS WASHER/DRYER COMBO

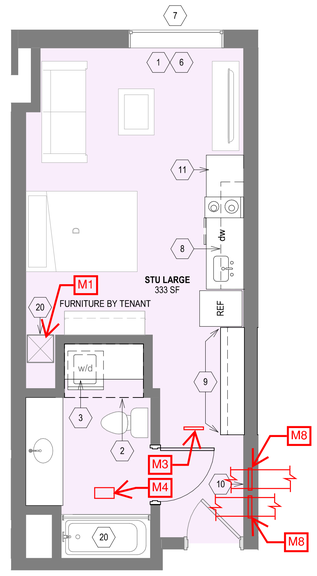
MECHANICAL COMMENTS



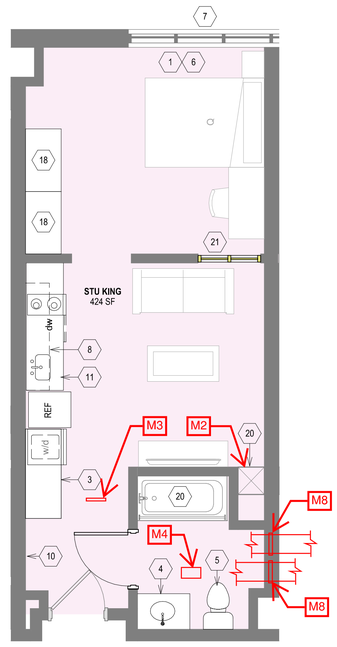
UNIT PLAN - 1 BED LAYOUT 1
SCALE1/4" = 1'-0"



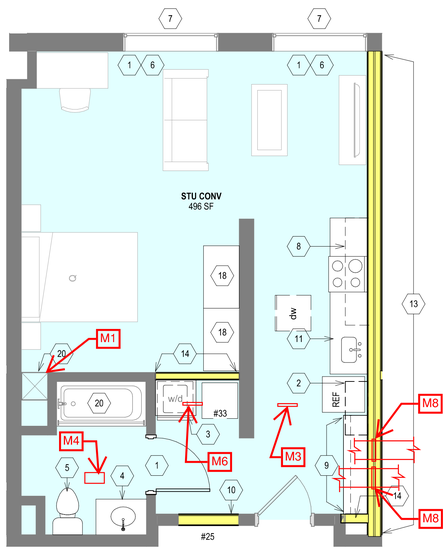
UNIT PLAN - 1 BED LAYOUT 2
SCALE1/4" = 1'-0"



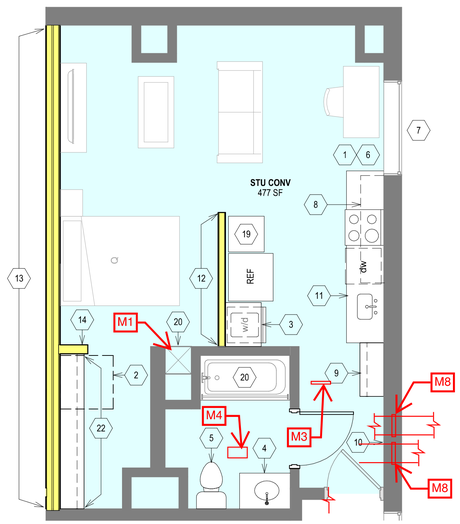
UNIT PLAN - STUDIO LAYOUT 1
SCALE1/4" = 1'-0"



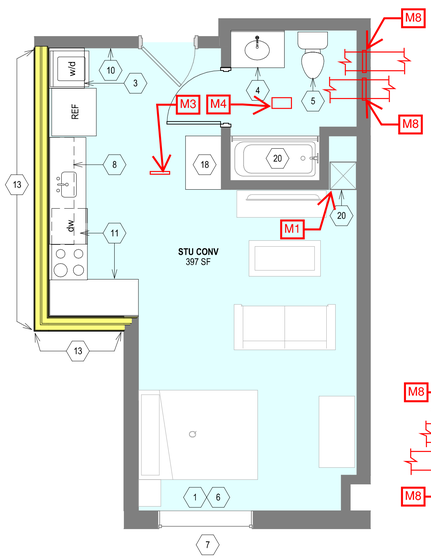
UNIT PLAN - STUDIO KING
SCALE1/4" = 1'-0"



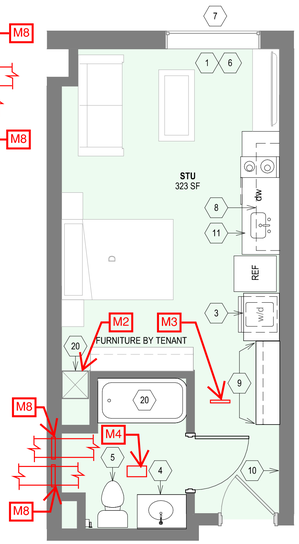
UNIT PLAN - STUDIO LAYOUT 3
SCALE1/4" = 1'-0"



UNIT PLAN - STUDIO LAYOUT 4
SCALE1/4" = 1'-0"



UNIT PLAN - STUDIO LAYOUT 5
SCALE1/4" = 1'-0"



UNIT PLAN - STUDIO FLOOR 08
SCALE1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES TO CONTRACTOR

1	CORRIDORS: KEEP EXISTING CARPET AND WOOD BASE. PAINT ALL WOOD BASE.
2	CORRIDORS: KEEP EXISTING ACT. REPAIR/REPLACE AS NEEDED. PROVIDE ALTERNATE TO REPLACE THE CEILING WITH NEW ACT.
3	UNITS: KEEP ALL EXISTING BASE AND PAINT. REPAIR/REPLACE AND ADD AS NEEDED.
4	UNITS: REUSE ALL BATHROOM ACCESSORIES: TP HOLDER, ROBE HOOKS, FAUCETS, SHOWER TRIM AND DOORS, AND CURTAIN RODS.
5	UNITS: BATHROOM CERAMIC TILE AND BASE TO REMAIN.
6	UNITS: PROVIDE ELECTRIC VENTLESS WASHER/DRYER COMBOS IN ALL UNITS. DESIGN BASIS TO BE COORDINATED WITH OWNER. REFER TO FLOOR PLAN FOR LOCATION.
7	STUDIO UNITS: INSTALL LVT IN ALL STUDIO UNITS.
8	1 BD UNITS: INSTALL LVT IN LIVINGKITCHEN AND ENTRYWAY AREAS. EXISTING CARPET TO REMAIN IN BEDROOMS.
9	WHOLE BUILDING: LIGHTING SCOPE BY R/D.
10	WHOLE BUILDING: PAINT ALL NEWS AND CEILINGS
11	WHOLE BUILDING: DOOR HARDWARE TO REMAIN. PROVIDE ALTERNATE TO PAINT EXISTING DOORS ADN HARDWARE. PROVIDE ALTERNATE TO PROVIDE NEW HARDWARE.
12	COORDINATE 1ST FLOOR SCOPE OF WORK WITH CLIENT
13	PROVIDE ALTERNATE FOR ONE LAYER OF TYPE X 5/8" GYPSUM BOARD ON CORRIDOR SIDE OF CORRIDOR WALLS. PROVIDE J TRIMS AT EXISTING DOOR JAMBS AND HEAD.

NEW WORK PLAN KEY NOTES

1	REPLACE EXISTING BLINDS WITH OPAQUE ROLLER BLINDS
2	PROVIDE NEW LVT FLOOR WHERE EXISTING TUB WAS REMOVED. PROVIDE DRAINAGE PAN AND CONNECT TO EXISTING DRAIN.
3	WASHER AND DRYER TO HAVE (3) 24" DEEP SHELVES MATCHING CABINETS.
4	TRIM EXISTING VANITY TO 3'-0" LONG AND RELOCATE SINK AND MIRROR. USE EXISTING PLUMBING CONNECTIONS. REMOVE BASE CABINET BELOW SINK AND PROVIDE BRACKETS TO SUPPORT COUNTERTOP.
5	RELOCATE EXISTING WC TO NEW LOCATION AS SHOWN. PROVIDE REINFORCEMENT IN EXISTING WALLS FOR FUTURE GRAB BAR INSTALLATION.
6	EXISTING WINDOW SILLS TO REMAIN. PROVIDE ALTERNATE FOR CULTURED MARBLE WINDOW SILL.
7	PROVIDE ALTERNATE TO REPLACE ALL EXISTING WINDOWS WITH OPERABLE WINDOWS IN EXISTING OPENING.
8	PROVIDE (2) 6'-0" LONG FLOATING SHELVES IN EACH KITCHEN.
9	PROVIDE 18" DEEP CLOSET SHELF AND POLE TO MATCH KITCHEN CABINETS. PROVIDE FINISHED END PANEL AT OPEN END.
10	PROVIDE 3 HOOKS ON WALL AT UNIT ENTRY DOORWAY.
11	PROVIDE SOLID SURFACE COUNTERTOP AND BASE CABINETS IN ALL KITCHENS.
12	NEW STEEL STUD WALL 7'-0" HIGH.
13	NEW STEEL STUD DEMISING WALL. PROVIDE 1 HR FIRE RATED ASSEMBLY.
14	NEW STEEL STUD PARTITION WALL.
15	PROVIDE 48" x 72" SOLID SURFACE ISLAND WITH BASE CABINETS, UNDER-COUNTER WASHER/DRYER AND KNEE WALL BELOW. PROVIDE COUNTERTOP BRACKETS AS NEEDED.
16	NEW DOOR IN EXISTING DEMISING WALL. PROVIDE HEADERS AT NEW OPENING IN EXISTING WALL.
17	NEW OPENING IN EXISTING DEMISING WALL. PROVIDE HEADERS AT NEW OPENING IN EXISTING WALL. PATCH JAMBS AND HEAD.
18	WARDROBE CABINET: 42"W x 24"D x 84"H.
19	CABINET: 24"W x 24"D x 84"H.
20	EXISTING EQUIPMENT / FIXTURE TO REMAIN.
21	3'-0"W x 8'-0"H STOREFRONT IN EXISTING DEMISING WALL.
22	CLOSET SHELF AND POLE.

NEW WORK PLAN KEY NOTES - MECHANICAL

M1	EXISTING HVAC UNIT TO REMAIN. TEST FOR PROPER OPERATION. REPAIR/REPLACE AS NEEDED.
M2	EXISTING HVAC UNIT TO REMAIN. TEST FOR PROPER OPERATION. REPAIR/REPLACE AS NEEDED. EXTEND NEW INSULATED DUCTWORK TO ONE NEW CEILING OR SIDEWALL SUPPLY GRILLE IN EACH OCCCUPIED ROOM. COORDINATE NEED FOR SOFFITS WITH ARCHITECT.
M3	EXISTING SUPPLY GRILLE TO REMAIN FROM CENTRAL HVAC SYSTEM PROVIDING VENTILATION AIR. BALANCE TO ORIGINAL DESIGN AIRFLOW OF 35 CFM.
M4	EXISTING EXHAUST GRILLE TO REMAIN FROM CENTRAL HVAC SYSTEM. BALANCE TO ORIGINAL DESIGN AIRFLOW OF 35 CFM.
M5	COORDINATE WITH ARCHITECT TO UNDERCUT DOOR 3/4" (min.) FOR TRANSFER AIR.
M6	REMOVE SUPPLY GRILLE AND CAP DUCT. PATCH WALL TO MATCH EXISTING.
M7	REPAIR/REPLACE ELECTRIC BASEBOARD HEAT.
M8	LIFE SAFETY DAMPERS SHALL BE INSTALLED IN DUCT PENETRATIONS AT ALL RATED WALLS PER APPLICABLE CODES UNLESS CODE EXCEPTION APPLIES. FIRE DAMPERS SHALL BE 2-HOUR RATED. PROVIDE ACESS DOOR IN DUCT AND ACCESS PANEL IN DRYWALL CEILING AT EACH DAMPER.

APPLIANCE LEGEND

STUDIO UNIT
- 2 BURNER COOKTOP
- COMPACT DISHWASHER (18"W)
- 24" COMPACT CONVECTION OVEN AND MICROWAVE
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- UNDER-COUNTER 34"H ELECTRIC VENTLESS WASHER/DRYER COMBO

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

Part I. The "Zoning Map" subsection 24.01.110 of the Wauwatosa Municipal Code of Ordinances is amended by modifying section E to read as follows:

E. Split-Zoned Parcels.

1. The zoning map may not be amended to classify a single parcel into 2 or more base zoning districts with the exception of SP-PKG as one base zoning classification or when included in a Planned Unit Development (PUD) Overlay.
2. The split zoning of any newly created parcel (into more than one base zoning district classification) is prohibited with the exception of SP-PKG as one base zoning classification or when included in a Planned Unit Development (PUD) Overlay.
3. The following regulations apply to existing parcels that are classified in 2 or more base zoning classifications:
   a. For existing and proposed uses and structures, the zoning district for the majority of the lot area applies to the entire lot, with the following exception:
      1) When the base zoning districts are equal, the zoning administrator is authorized to utilize their discretion to determine the base district that applies to the entire parcel.
      2) When SP-PKG is one of the base districts, each portion of the parcel is subject to the requirements of the district in which it is located.
   b. Building setbacks do not apply along base zoning district boundary lines that split a parcel under single ownership with the exception of SP-PKG as one base zoning classification where each portion of the parcel is subject to the requirements of the district in which it is located.
   c. If any use, building or structure rendered nonconforming by the split-zoned parcel provisions of this section is accidentally damaged or destroyed it may be reestablished, as long as the reestablishment does not increase the extent of nonconformity.

Part II. The "Transitional Provisions" subsection 24.01.120 of the Wauwatosa Municipal Code of Ordinances is hereby amended by modifying section A to read as follows:

A. Zoning District Map Symbol Conversions. The zoning district names and map symbols in effect before the effective date specified in Section 24.01.020 are converted as follows:

Proposed District Name		**Existing District Name**	
RESIDENTIAL		RESIDENTIAL	
GR	Garden Residential	R1-15	Single-unit Residential-15
SR	Suburban Residential	R1-9	Single-unit Residential-9
NR	Neighborhood Residential	R1-6	Single-unit Residential-6
MR	Mixed Residential	R2	Two-unit Residential
LDM	Low-Density, Multi-unit Residential	R4	Multi-unit Residential
MDM	Medium-Density, Multi-unit Residential	R8	Multi-unit Residential
COMMERCIAL		COMMERCIAL	

CO	Office	AA	Professional Office
		AA	Medical Clinic
C1	Neighborhood/Village Trade		Trade
			Village Trade
C2	General Commercial	AA	Business
		AA	Commercial
INDUSTRIAL		INDUSTRIAL	
M1	Light Industrial	AA	Light Manufacturing
M2	Heavy Industrial	AA	Industrial
OVERLAY		OVERLAY	
/MAY	Mayfair Road Overlay	None	(/MAY is new overlay)
/NOR	North Avenue Overlay	None	(/NOR is new overlay)
/PUD	Planned Unit Development	None	(/PUD is new overlay)
/HIS	Historic Overlay	None	(/HIS is new overlay)
SPECIAL PURPOSE		SPECIAL PURPOSE	
SP-CON	Conservation		Conservancy
SP-PUB	Public Facilities		Municipal Center & Public Works
SP-RP	Research Park		Research Park Planned Development District
SP-INS	Institutions	AA	Institutions
SP-MED	Medical Center		Medical Ctr. & Institutions

SP-PKG	Parking Support		Off-Street Parking
SP-POS	Parks and Open Space		Parks and Open Space Cemetery
None	(Obsolete District)	RPD	Residential Planned Development
None	(Obsolete District)	BPD	Business Planned Development

Part III. The “General” subsection 24.02.010 of Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:

A. The Districts. The city's residential zoning districts are listed below. When this zoning ordinance refers to "residential" zoning districts or "R" districts, it is referring to these districts.

Zoning District	**Map Symbol**	**Formerly Known As**
Garden Residential	GR	R1-15, Single-unit Residential-15
Suburban Residential	SR	R1-9, Single-unit Residential-9
Neighborhood Residential	NR	R1-6, Single-unit Residential-6
Mixed Residential	MR	R2, Two-unit Residential
Low-Density, Multi-unit Residential	LDM	R4, Multi-unit Residential
Medium-Density, Multi-unit Residential	MDM	R8, Multi-unit Residential

B. Purposes. Wauwatosa's residential zoning districts are primarily intended to create, maintain and promote a variety of housing and lifestyle opportunities for individual households and to maintain the desired physical character of existing neighborhoods. While the districts primarily accommodate residential use types, some nonresidential uses are also allowed. The residential district standards provide development flexibility, while at the same time helping to ensure that new development is compatible with the city's many neighborhoods. In addition, the regulations offer certainty for property owners, developers and neighbors about the limits of what is allowed.
   1. The **GR, SR, and NR** districts are intended for low-density neighborhoods primarily characterized by detached houses, semi-detached, and two-unit houses on individual lots.
   2. The **MR** district supports a mix of detached, semi-detached, two-unit houses, three-unit/four-unit houses, and small multi-unit residential buildings in walkable, residential neighborhoods. It provides a modest increase in housing density while maintaining a single-unit residential character.
   3. The **LDM** district is primarily intended to accommodate detached houses, semi-detached houses, two-unit residential buildings, three-unit/four-unit houses, and small multi-unit residential buildings. The district helps provide a mix of low- and moderate-density housing choices within a walkable, residential context.
   4. The **MDM** district is intended to accommodate detached houses, semi-detached houses, two-unit houses, three-unit/four-unit houses, and small multi-unit residential buildings. The district helps provide moderate density housing choices in neighborhood areas near corridors.

Part IV. The "Lot and Building Regulations" subsection 24.02.030 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:

A. General. This section establishes basic lot and building regulations that apply in residential districts. These regulations offer certainty for property owners, developers and neighbors about the limits of what is allowed; they are not to be construed as a guarantee that maximum allowed densities and development yields can be achieved on every lot. Other factors, such as topography, the presence of floodplains or protected resources, off-street parking, landscaping requirements and other factors may work to further limit actual development potential.

B. Basic Standards. The lot and building standards of the following table apply to all principal and accessory uses allowed in R districts, except as otherwise expressly stated. General exceptions to these standards and rules for measuring compliance can be found in Section 24.18.030.

Lot and Building Standards	**DISTRICTS**					
	GR	**SR**	**NR**	**MR**	**LDM**	**MDM**
Minimum Lot Area (square feet)	9,000	6,000	4,000	4,000	4,000	4,000
Minimum Lot Width (frontage) (feet)						
Corner lot	85	60	50	50	50	50
Interior lot	75	50	40	40	40	40
Minimum Setbacks						
Front (feet)	30[1]	30[1]	25[1]	20[1]	20[1]	20[1]
Side, Street (% of lot width)	20[2]	20[2]	20[2]	20[2]	20[2]	20[2]
Side, Interior one side/both sides combined (feet)	5/10	5/10	3/9	3/9	3/9	3/9
Rear (% of lot depth)	20[3]	20[3]	20[3]	20[3]	20[3]	20[3]
Accessory buildings:						
Rear and interior side (feet)	1.5	1.5	1.5	1.5	1.5	1.5
Alley (feet)	5	5	5	5	5	5
Max. Building Coverage (% of lot area)						
All principal and accessory buildings combined						
Corner lot	35	42	42	42	60	70
Interior lot	35	37	37	37	40	60
Accessory buildings[4]	12	12	12	12	12	12
Accessory dwelling units [4]	n/a	n/a	n/a	n/a	n/a	n/a

Maximum Height (feet)						
Principal buildings	35[5]	35[5]	35[5]	35[5]	35[5]	35[5]
Accessory buildings[6]	16	16	16	16	16	16

[1] Setback "averaging" is allowed in some cases, See Section 24.18.030E.1.e.
[2] Not required to exceed 15 feet.
[3] Must be at least 15 feet, but not required to exceed 25 feet.
[4] Accessory Dwelling Units (ADUs) are not included in accessory building lot coverage limits. Size and dimensional standards for ADUs are provided in Section 24.10.075.
[5] Public and civic buildings, religious assembly, and schools may be up to 60 feet in height. One additional foot for front, side and rear setback is required for each foot of building height above 35 feet.
[6] Accessory building heights of up to 20 feet may be approved by the zoning administrator if the administrator determines that the additional height is necessary to accommodate a roof pitch consistent with the architectural style of the principal building.

Part V. The “Other Regulations” subsection 24.02.040 of Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:

Uses and development in residential districts are subject to all other applicable regulations and standards of this zoning ordinance, including the following:

A. Nonconformities. See Chapter 24.15.
B. Accessory Uses and Structures. See Chapter 24.10.
C. Parking and Loading. See Chapter 24.11.
D. Landscaping and Screening. See Chapter 24.12.
E. Temporary Uses. See Section 24.10.080.
F. Attached and Semi-Detached Building Design Standards. See Section 24.14.045.

Part VI. The “General” subsection 24.03.010 of Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:

A. The Districts. The city's commercial zoning districts are listed below. When this zoning ordinance refers to "commercial" zoning districts or "C" districts, it is referring to these districts.

Zoning District	**Abbreviation/Map Symbol**	**Formerly Known As**
Office	CO	AA Professional Office
		AA Medical Clinic
Neighborhood/Village Trade	C1	Trade
		Village Trade
General Commercial	C2	AA Business

		AA Commercial

B. Purposes. Wauwatosa's commercial zoning districts are primarily intended to accommodate and promote neighborhood- and community-serving business and commercial (e.g., retail, service, office) uses, as well as vertical mixed-use development consisting of nonresidential uses on the ground floor and residential uses on the upper floors of the same building. Encouraging mixed-use development can help reduce vehicle travel demand and provide increased housing choice and transit-oriented densities.
   1. CO, Office Commercial. The CO, Office Commercial district is primarily intended to accommodate office, professional, and medical uses in a low- to moderate-intensity setting. While primarily nonresidential, the district also allows limited residential uses in areas of transition from commercial to residential.
   2. C1, Neighborhood & Village Commercial. The C1, Neighborhood & Village Commercial district is primarily intended to accommodate mixed-use development and small-scale, neighborhood-serving retail and service uses in pedestrian-oriented storefront buildings.
   3. C2, General Commercial. The C2, General Commercial district accommodates a broad range of business and commercial uses. While designed to support regional shopping and commercial activity, the district also allows mixed-use, and multi-unit residential uses.

Part VII. The "Other Regulations" subsection 24.03.040 of Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:

Uses and development in commercial districts are subject to all other applicable regulations and standards of this zoning ordinance, including the following:

A. Drive-through and Drive-in Facilities. Drive-through and drive-in facilities require conditional use approval and must be associated with an otherwise allowed use. They are also subject to the regulations of Section 24.11.100.
B. Large-format Retail Developments. Individual freestanding buildings and group developments with a cumulative gross floor area of 50,000 square feet or more of retail sales area are subject to the large-format retail development regulations of Section 24.09.090.
C. Nonconformities. See Chapter 24.15.
D. Accessory Uses and Structures. See Chapter 24.10.
E. Parking and Loading.
   1. Parking spaces may not be located in front or street side setbacks.
   2. Loading docks must be set back at least 10 feet from alleys and 20 feet from all street rights-of-way.
   3. See also the general off-street parking and loading regulations of Chapter 24.11.
F. Landscaping and Screening. See Chapter 24.12.
G. Temporary Uses. See Section 24.10.080.
H. Overlay Zoning Districts. See Chapter 24.05.
I. Outdoor storage activities in the C districts require conditional use approval in accordance with Section 24.16.040.
J. Building Height for C2 (General Commercial) District: For C2 zoned properties located within 65 feet of a Residential (R) zoned property, the maximum building height is 60 feet. Exceptions to this standard are as follows:
   1. The Regional Mall (Mayfair Mall) properties are not subject to these regulations.
   2. Additional height of up to 85 feet is allowed for:
      a. Multi-unit and/or mixed-use projects proposing 20% or more affordable housing units at 80% or below the average median income (AMI) for the Milwaukee, Waukesha, and West Allis region, as established by the US Department of Housing & Urban Development (HUD).
      b. Transit-oriented development projects located along the Bus Rapid Transit (BRT) Corridor.
K. Attached and Semi-Detached Building Design Standards. See Section 24.14.045.

VIII. The "/MAY, Mayfair Corridor Overlay" subsection 24.05.020 of Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:

A. Purpose. The /MAY, Mayfair Road Corridor Overlay district is intended to help protect the appearance and operational (transportation) function of the Mayfair Road corridor.
B. Minimum Building Height. Buildings within the /MAY Overlay district must be at least 2 stories and 24 feet in height.
C. Regional Mall Standards.
    1. Minimum Interior Side Setback and Rear Setback. Parcels associated with a regional mall are allowed 0 feet interior side setback and rear setback for parcel lines not adjacent to R-zoned property. When adjacent to R-zoned property, the minimum interior side setback and rear setback is 15 feet for buildings 50 feet in height and below, 25 feet for buildings 51 feet to 100 feet, and 50 feet for buildings 101 feet and above.
    2. Eating & Drinking Establishments. No Conditional Use is required for establishments with no separate entrance or seating.
    3. Minimum Lot Area Per Unit (square feet). Does not apply to parcels associated with a regional mall.
    4. Multi-unit residential building is a permitted use when part of a regional mall.
D. Drive-Through or Drive-In Facilities. Drive-through or drive-in facilities for restaurants, car washes, banks and gas stations require a conditional use permit for project sites that meet one or more the following criteria:
    1. Parcels with four hundred feet minimum of frontage along Mayfair Road.
    2. Corner parcels with two hundred fifty feet minimum of frontage along Mayfair Road and two hundred fifty feet minimum of frontage along the cross street.
    3. Parcel entrances with direct access to a traffic signal. Cross-access may be used to meet this criterion.

If the parcel does not meet the criteria listed above, a drive-through facility on Mayfair Road is prohibited.

If the parcel 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:

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

E. Residential Uses, Permitted. The following uses are permitted as of right in the /MAY Overlay:
    1. Mixed-Use, Vertical
    2. Multi-Unit Building, 5-12 units
    3. Multi-Unit Building, 13+ units
F. Attached and Semi-Detached Building Design Standards. See Section 24.14.045.

Part IX. The "/NOR, North Avenue Overlay" subsection 24.05.030 of the Wauwatosa Municipal Code of Ordinances is hereby amended by modifying section D to read as follows

D. Ground-Floor Glazed Area. The following requirements apply to all new construction and building additions.
    1. Windows or other glazed area must cover at least 50% of the public street-facing ground floor building wall. Darkly tinted, mirrored or highly reflective glazing may not be counted toward minimum glazed area requirements. On corner parcels, this 50% glazed area requirement applies only along the primary

street. In the event that these minimum glazed area requirements conflict with city building (energy) code requirements, the building (energy) code governs.

2. Glazed area requirements apply to that area of the ground floor building wall facing a public street up to the finished ceiling height of the first floor building space.
3. Display windows that do not provide views into the interior of the building may be counted towards satisfying up to 50% of the minimum glazed area requirements, provided that they are internally illuminated and are at least 2 feet in depth.
4. The bottom of any window or product display window used to satisfy these glazed area requirements may not be more than 30 inches above the finished grade of the first floor building space.

Part X. The "SP-INS, Institutions District" subsection 24.06.050 of Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:

A. Uses. Principal uses are allowed in SP-INS districts in accordance with the use table of Section 24.07.030.

B. Lot and Building Standards. The lot and building standards of the following table apply to all principal and accessory uses allowed in the SP-INS district, except as otherwise expressly stated in this zoning ordinance. General exceptions to these standards and rules for measuring compliance can be found in Section 24.18.030.

Lot and Building Standards	**SP-INS**
Minimum Lot Area (square feet)	9,000
Minimum Lot Width (feet)	80
Minimum Setbacks (feet)	
Front	25
Side, Street	15
Side, Interior	10[1]
Rear	24[1]
Maximum Height (feet)	
Principal Buildings	No Max.
Accessory Buildings	20
Maximum Building Coverage (% of lot area)	
Interior Lot	45

Corner Lot	50

[1] Plus one foot for each foot of building height above 35 feet.

Part XI. The "SP-MED, Medical Center District" subsection 24.06.060 of the Wauwatosa Municipal Code of Ordinances is hereby amended by adding the following subsection:

C. Educational Facility Housing.
1. Educational facility housing within the SP-MED district shall be restricted to east of 92nd Street and south of Watertown Plank Road.
2. Educational facility housing shall have a maximum front setback of 25 feet and a minimum building height of four stories or 50 feet.

Part XII. The "SP-RP, Research Park District" subsection 24.06.070 of the Wauwatosa Municipal Code of Ordinances is hereby amended to modify subsections B and D to read as follows:

B. Permitted Uses. The following uses are permitted as of right in the SP-RP district:
1. Automatic temperature controls
2. Biological products
3. Business and laboratory incubators
4. Business and management consulting services
5. Computer programming services
6. Dental laboratory services
7. Commercial testing laboratories
8. Drugs, chemical and allied products
9. Data processing
10. Educational and scientific research services
11. Educational services
12. Electrical machinery, equipment and supplies
13. Electrical transmission and distribution equipment
14. Electric and steam and chilled water generation plants and related facilities
15. Electrometallurgical products
16. Electronic components and accessories
17. Electronic control equipment
18. Engineering and architectural services
19. Engineering, laboratory and scientific and research instruments and associated equipment
20. Exhibition halls
21. Facilities management services
22. Fabricated metal products

23. Finance, insurance and real estate services
24. Food and kindred products
25. Forestry activities and related services
26. Horticultural services
27. Hotels and motels
28. Industrial inorganic and organic chemicals
29. Instruments for measuring, controlling and indicating physical characteristics
30. Mechanical measuring and controlling instruments (except automatic temperature controls)
31. Medical and health services
32. Medical laboratory services
33. Medical research, technology and development
34. Medical scientific research facilities
35. Medicinal chemicals and botanical products
36. Miscellaneous plastic products
37. Mixed-Use Building, Vertical
38. Multi-Unit Buildings, 5-12 units
39. Multi-Unit Buildings, 13+ units
40. Motion picture production
41. Office buildings
42. Office computing and accounting machines
43. Optical instruments and lenses
44. Orthopedic, prosthetic and surgical appliances
45. Pharmaceutical preparations
46. Photographic equipment supplies
47. Plastics materials and synthetic resins, synthetic rubber, synthetic and other manmade fibers
48. Printing and publishing
49. Professional, scientific and controlling instruments
50. Research, development and testing services
51. Resources production and extraction
52. Stenographic services and other duplicating and mailing services
53. Surgical, medical and dental instruments
54. Technical training facilities
55. X-ray apparatus and tubes: medical, industrial, research and control

D. Additional Conditional Uses. In addition to those conditional uses authorized under subsection C above, the following uses may be allowed in the SP-RP District if reviewed and approved in accordance with the conditional use permit procedures of Section 24.16.040, except they may be free standing conditional uses and not accessory to any allowed principal uses:
   1. Buildings in which any of the commercial uses listed in B and C, above, occupy the ground floor.

2. Eating places with indoor seating capacity in which sales of prepared foods, meals and non-alcoholic beverages constitute at least 50% of the establishment's gross income and which do not include drive-through or drive-in facilities.

Part XIII. The "SP-PKG, Parking Support District" subsection 24.06.080 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced with the following:

A. Purpose. The SP-PKG district is primarily intended to accommodate off-street parking areas bordering the C (commercial) district while protecting nearby residential areas from adverse impacts associated with spillover parking into residential neighborhoods.
B. Uses. At-grade and below-grade, accessory and non-accessory parking of private vehicles and commercial vehicles with a maximum rated capacity of 3/4 ton are the only uses permitted in the SP-PKG district.
C. Regulations.
   1. No part of any parking lot, except fencing and landscaping, may be located within 7 feet of any lot line adjoining an R-zoned lot, nor may any motor vehicle be parked or located less than 7 feet from any street line nor less than 10 feet from any residential dwelling. See Section 8.44 for additional requirements.
   2. Parking lots may not be used for vehicle repair work or servicing of any kind, or for the sale, display, demonstration, or advertising of merchandise or service of any kind or for the storage of motor vehicles, mechanical equipment or materials. Signs containing a commercial message are prohibited.
   3. Buildings above grade are not permitted in the SP-PKG district.
   4. Landscaping, screening, lighting and fencing must be designated on the approved site plan with respect to size, type and specifications and must be replaced with identical stock or materials which are acceptable substitutes upon approval of the board of public works when damage or deterioration should occur.

Part XIV. The "MID, Midtown Districts" subsection 24.06.085 of the Wauwatosa Municipal Code of Ordinances is hereby amended by modifying the following subsections D-K:

D. Building Types. Uses are allowed in the MID districts in accordance with Table 24-2. The regulations governing allowed building types are presented in Sec. 24.06.085-F. through Sec. 24.06.085-L.

TABLE 24-2 ALLOWED BUILDING TYPES

Building Types	**MID Districts**		
	RES	**TRN**	**MIX**
P = permitted - = prohibited			
Detached house	P	P	-
Semi-detached house	P	P	-

Two-unit house	P	P	-
Three-unit house / Four-unit house	P	P	P
Cottage Courts	P	P	-
Live-Work	-	P	P
Attached house	P	P	P
Commercial house	-	P	-
Multi-unit Residential Building, 5-12 units	P	P	P
Multi-unit Residential Building, 13+ units	-	P	P
Commercial building	-	P	P
Vertical mixed-use building	-	P	P
Public or civic building	P	P	P

E. Other Regulations. Uses and development in MID districts are subject to all other applicable regulations and standards of this zoning ordinance, including the following:

1. Accessory Uses and Structures. See Chapter 24.10.
2. Temporary Uses. See Sec. 24.10.080.
3. Parking and Loading. See Chapter 24.11.
4. Landscaping and Screening. See Chapter 24.12.
5. Nonconformities. See Chapter 24.15.
6. Additional Regulations. Additional MID district-specific regulations are presented in Sec. 24.06.085-M through Sec. 24.06.085-U.

F. Detached, Two-Unit, and Three-/Four-Unit House; Cottage Court Regulations. Detached houses, two-unit houses, three-/four-unit houses, and cottage courts are subject to the regulations of Table 24-3. See also Figure 24-1, which is keyed to the letter symbols in the first column of the table.

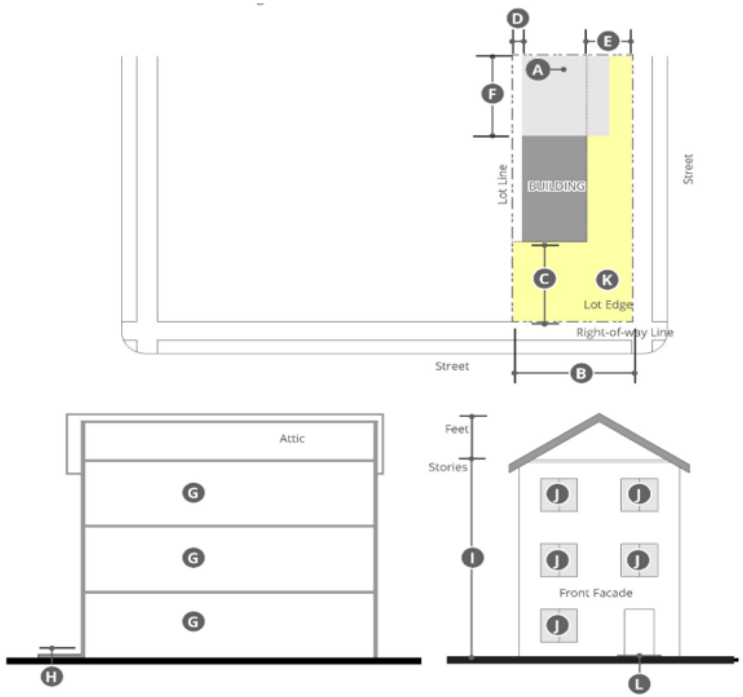
TABLE 24-3 DETACHED, TWO-UNIT, THREE-UNIT /FOUR-UNIT HOUSES; COTTAGE COURTS		**MID-RES MID-TRN MID-MIX**	**Supplemental**
1. Lot			
A	Minimum Lot Area (square feet)	6,000	

B	Minimum Lot Width (feet)		
	Interior Lot Corner Lot	50 60	
2. Principal Building Siting			
C	Minimum Front Setback (feet)	25	
D	Minimum Interior Side Setback (one side/both sides, feet)	3/9	
E	Minimum Street Side Setback (% of lot width)	20[1]	
F	Minimum Rear Setback (% of lot depth)	20[2]	
3. Accessory Building Siting			
	Minimum Rear and Interior Side Setback (feet)	1.5	
	Minimum Alley Setback (feet)	5	
4. Uses			
G	Allowed Uses in All Stories	Residential uses allowed by Sec. 24.07.030	
5. Building Coverage			
	Maximum Building Coverage of Principal & Accessory Buildings Combined (% of lot area)		
	Interior Lot Corner Lot	37 42	
	Maximum Building Coverage of Accessory Buildings (% of lot area)	12[3]	
6. Building Height			Sec. 24.06.085-M
H	First Story Floor Elevation (min/max above sidewalk, ft.)	0 to 4	
I	Maximum Principal Building Height (feet)	35	

I	Maximum Accessory Building Height (feet)	16[4]	
7. Building Facade			
J	Minimum Front Facade Transparency (%)	15	Sec. 24.06.085-O
J	Minimum Street-Side Facade Transparency (%)	5	
8. Lot Edges			
K	Edge Type Required	Landscape	Sec. 24.06.085-P
L	Edge Element Required	Porch or Stoop	Sec. 24.06.085-Q

Table 24-3 Notes
[1] Not required to exceed 15 feet.
[2] Minimum 15 feet; not required to exceed 25 feet.
[3] Not to exceed 720 square feet.
[4] Accessory building heights of up to 20 feet may be approved by the zoning administrator if the administrator determines that the additional height is necessary to accommodate a roof pitch consistent with the architectural style of the principal building and that the additional height will not be used to create habitable floor area.

Figure 24-1. Detached, Two-Unit, and Three-Unit/Four-Unit Houses



G. Semi-Detached and Attached House Regulations. Semi-Detached Houses and Attached houses are subject to the regulations of Table 24-4. See also Figure 24-2, which is keyed to the letter symbols in the first column of the table.

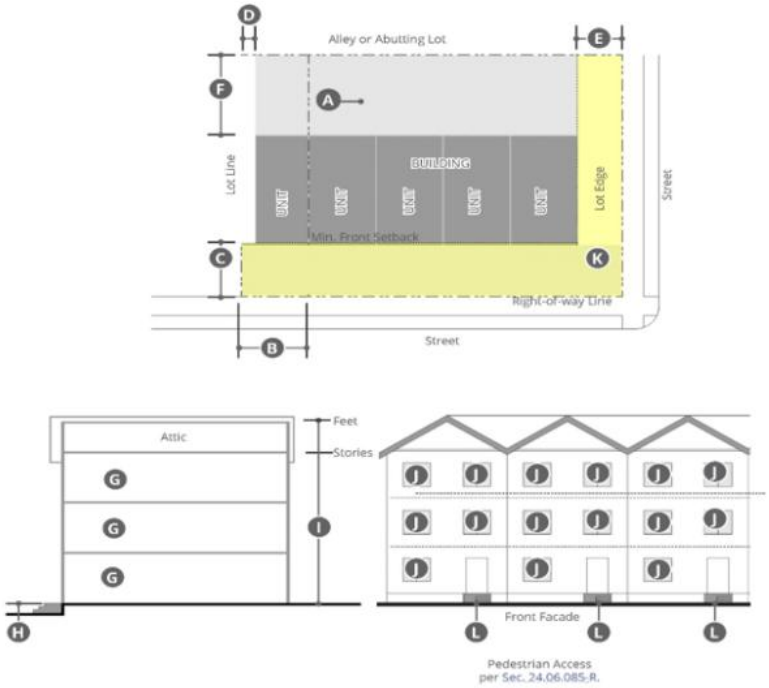
TABLE 24-4 SEMI-DETACHED AND ATTACHED HOUSES		**MID-RES MID-TRN MID-MIX**	**Supplemental**
1. Lot			
A	Minimum Lot Area (square feet)		
	Semi-Detached Houses Attached Houses	3,000 2,000	
B	Minimum Lot Width (feet)		
	Semi-Detached Houses Attached Houses	30 20	

2. Principal Building Siting			
C	Minimum Front Setback (feet)	25	
D	Minimum Interior (non-street) Side Setback (feet)	0[1]	
E	Minimum Street Side Setback (% of lot width)	20	
F	Minimum Rear Setback (% of lot depth)	20[2]	
3. Accessory Building Siting			
	Minimum Rear and Interior Side Setback (feet)	1.5	
	Minimum Alley Setback (feet)	5	
4. Uses			
G	Allowed Uses in All Stories	Residential uses allowed by Sec. 24.07.030	
5. Building Coverage			
	Maximum Building Coverage of Principal & Accessory Buildings Combined (% of lot area)		
	Interior Lot Corner Lot	50 60	
	Maximum Building Coverage of Accessory Buildings (% of lot area)	12[3]	
6. Building Width			
	Maximum Number of Attached Units	8	
7. Building Height			Sec. 24.06.085-M

H	First Story Floor Elevation (min/max above sidewalk, ft.	0 to 4	
I	Maximum Principal Building Height (feet)	35	
I	Maximum Accessory Building Height (feet)	16[4]	
8. Building Facade			
J	Minimum Front Facade Transparency (%)	15	Sec. 24.06.085-O
J	Minimum Street-Side Facade Transparency (%)	5	
9. Lot Edges			
K	Edge Type Required	Landscape	Sec. 24.06.085-P
L	Edge Element Required	Porch or Stoop	Sec. 24.06.085-Q

Table 24-4 Notes
[1] End units subject to minimum 4.5-foot interior side setback.
[2] Minimum 15 feet; not required to exceed 25 feet.
[3] Not to exceed 720 square feet.
[4] Accessory building heights of up to 20 feet may be approved by the zoning administrator if the administrator determines that the additional height is necessary to accommodate a roof pitch consistent with the architectural style of the principal building and that the additional height will not be used to create habitable floor area.

Figure 24-2. Semi-detached and Attached Houses



H. Commercial House and Live-Work Regulations. Commercial houses are former detached houses that have been converted for occupancy by nonresidential principal uses, such as offices or retail shops. Commercial houses and live-work units are subject to the regulations of Table 24-5. See also Figure 24-3, which is keyed to the letter symbols in the first column of the table.

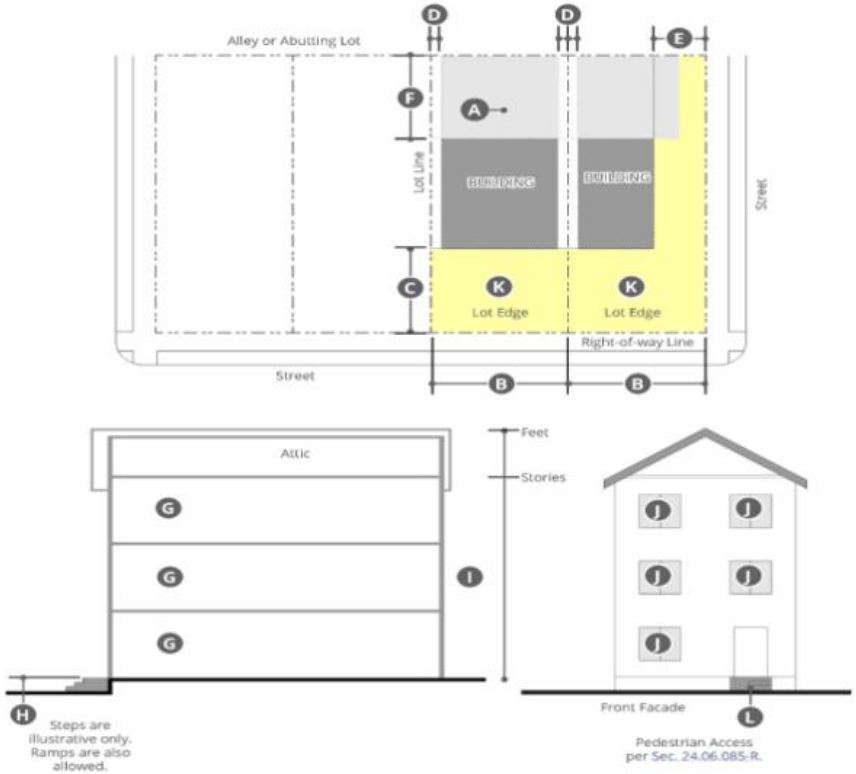
TABLE 24-5 COMMERCIAL HOUSES AND LIVE-WORK UNITS		**MID-TRN MID-MIX**	**Supplemental**
1. Lot			
A	Minimum Lot Area (square feet)	6,000	
B	Minimum Lot Width (feet)		
	Interior Lot Corner Lot	50 60	
2. Principal Building Siting			
C	Minimum Front Setback (feet)	25	
D	Minimum Interior Side Setback (one side/both sides, feet)	3/9	

E	Minimum Street Side Setback (% of lot width)	20[1]	
F	Minimum Rear Setback (% of lot depth)	20[2]	
3. Accessory Building Siting			
	Minimum Rear and Interior Side Setback (feet)	1.5	
	Minimum Alley Setback (feet)	5	
4. Uses			
G	Allowed Uses in Ground Story	Commercial uses allowed by Sec. 24.07.030	
G	Allowed Uses in Other Stories	Any use allowed by Sec. 24.07.030	
5. Building Coverage			
	Maximum Building Coverage of Principal & Accessory Buildings Combined (% of lot area)		
	Interior Lot Corner Lot	50 60	
	Maximum Building Coverage of Accessory Buildings (% of lot area)	12[3]	
6. Building Height			Sec. 24.06.085-M
H	First Story Floor Elevation (min/max above sidewalk, ft.)	0 to 4	
I	Maximum Principal Building Height (feet)	35	
I	Maximum Accessory Building Height (feet)	16[4]	
7. Building Facades			
J	Minimum Front Facade Transparency (%)	15	Sec. 24.06.085-O
J	Minimum Street-Side Facade Transparency (%)	5	

8. Lot Edges			
K	Edge Type Required		Sec. 24.06.085-P
L	Edge Element Required		Sec. 24.06.085-Q

Table 24-5 Notes
[1] Not required to exceed 15 feet.
[2] Minimum 15 feet; not required to exceed 25 feet.
[3] Not to exceed 720 square feet.
[4] Accessory building heights of up to 20 feet may be approved by the zoning administrator if the administrator determines that the additional height is necessary to accommodate a roof pitch consistent with the architectural style of the principal building and that the additional height will not be used to create habitable floor area.

Figure 24-3. Commercial House and Live-Work



I. Multi-Unit Residential Building Regulations. Multi-unit residential buildings (as defined in Sec. 24.08.020.A.5) are subject to the regulations of Table 24-6. See also Figure 24-4, which is keyed to the letter symbols in the first column of the table.

TABLE 24-6 MULTI-UNIT RESIDENTIAL BUILDINGS		MID-RES	MID-TRN MID-MIX	Supplemental
1. Lot				
A	Minimum Lot Area (square feet)	6,000	6,000	
B	Minimum Lot Width (feet)			
	Interior Lot Corner Lot	50 60	50 60	
2. Principal Building Siting				
C	Minimum Front Setback (feet)	25	10	
C	Maximum Front Setback (feet)	30	30	
	Minimum Building Coverage at/between Min. and Max. Front Setback (%)	75	75	
D	Minimum Interior Side Setback (one side/both sides, feet)	3/9	3/9	
E	Minimum Street Side Setback (% of lot width)	20[1]	20[1]	
F	Minimum Rear Setback (% of lot depth)	20[2]	20[2]	
3. Accessory Building Siting				
	Minimum Rear and Interior Side Setback (feet)	1.5	1.5	

	Minimum Alley Setback (feet)	5	5	
4. Uses				
G	Allowed Uses in All Stories	Residential uses allowed by Sec. 24.07.030		
5. Building Coverage				
	Maximum Building Coverage of Principal & Accessory Buildings Combined (% of lot area)			
	Interior Lot Corner Lot	50 60	50 60	
	Maximum Building Coverage of Accessory Buildings (% of lot area)	12[3]	12[3]	
6. Building Width				
	Maximum Building Width (feet)	85	No Max.	
7. Building Height				Sec. 24.06.085-M
H	First Story Floor Elevation (min/max above sidewalk, ft.)	0 to 4	0 to 4	
I	Maximum Principal Building Height (feet)	45	45	
I	Maximum Accessory Building Height (feet)	16[4]	16[4]	
8. Building Façade				
J	Minimum Front Facade Transparency	20	20	Sec. 24.06.085-O

J	Minimum Street-Side Facade Transparency	5	5	
9. Lot Edges				
K	Edge Type Required	Landscape		Sec. 24.06.085-P
L	Edge Element Required	Porch or Stoop		Sec. 24.06.085-Q

Table 24-6 Notes

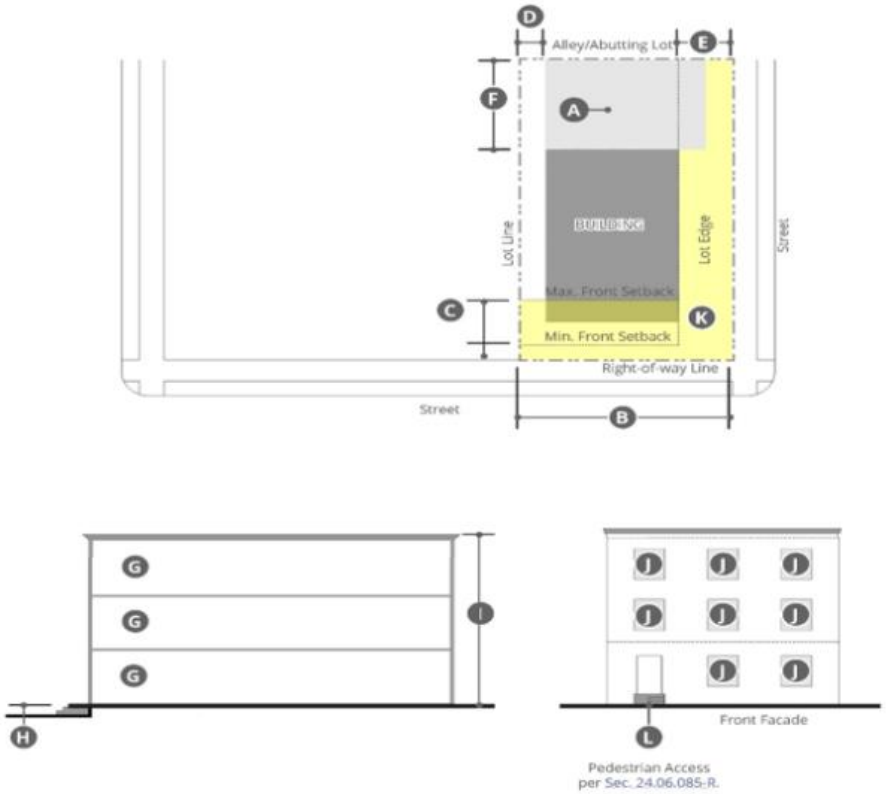
[1] Not required to exceed 15 feet.

[2] Minimum 15 feet; not required to exceed 25 feet.

[3] Not to exceed 720 square feet.

[4] Accessory building heights of up to 20 feet may be approved by the zoning administrator if the administrator determines that the additional height is necessary to accommodate a roof pitch consistent with the architectural style of the principal building and that the additional height will not be used to create habitable floor area.

Figure 24-4 Multi-Unit Residential Building



J. Commercial Building Regulations. Commercial buildings are subject to the regulations of Table 24-7. See also Figure 24-5, which is keyed to the letter symbols in the first column of the table. Commercial buildings are buildings occupied by nonresidential uses in all stories of the building.

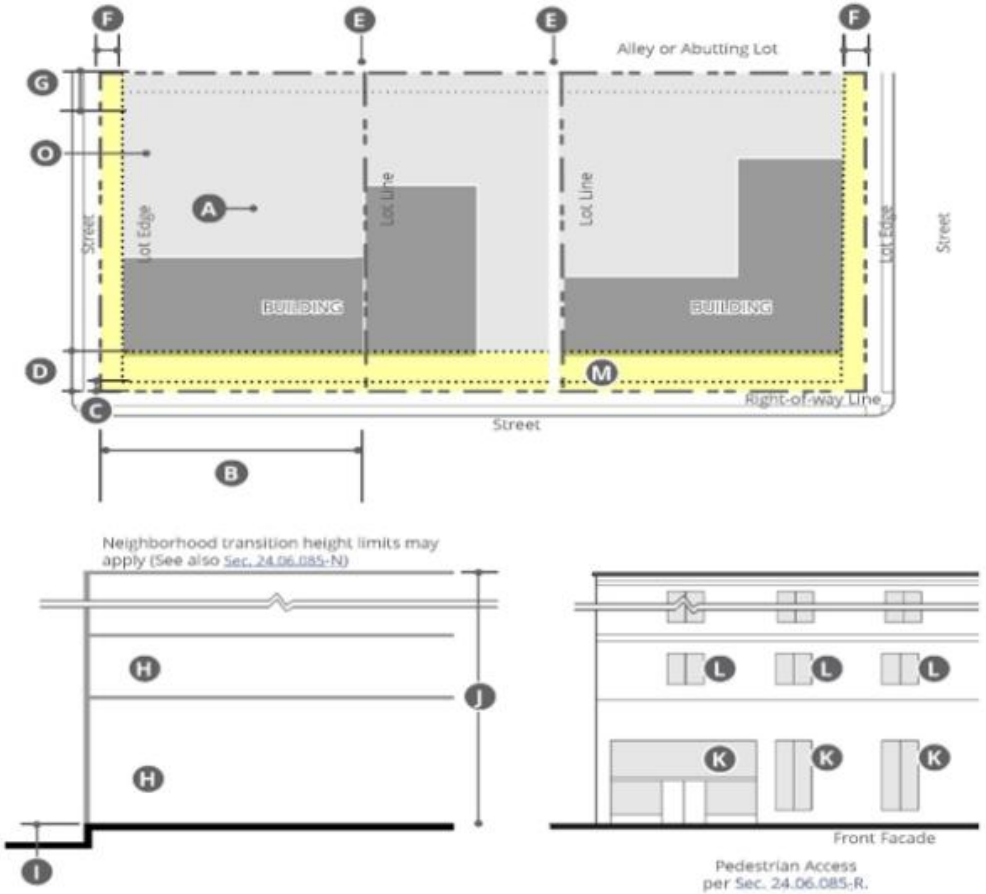
TABLE 24-7 COMMERCIAL BUILDINGS		**MID-TRN**	**MID-MIX**	**Supplemental**
1. Lot				
A	Minimum Lot Area (square feet)	6,000	6,000	
B	Minimum Lot Width (feet)	50	50	
2. Principal Building Siting				
C	Minimum Front Setback (feet)	10	5	
D	Maximum Front Setback (feet)	25	10	

	Minimum Building Coverage at/between Min. and Max. Front Setback (%)	60	70	
E	Minimum Interior (non-street) Side Setback (feet)	3[1]	3[1]	
F	Minimum Street Side Setback (% of lot width)	10[2]	10[2]	
G	Minimum Rear Setback (% of lot depth)	20[3]	20[3]	
3. Accessory Building Siting				
	Minimum Rear and Interior Side Setback (feet)	3	3	
	Minimum Alley Setback (feet)	5	5	
4. Uses				
H	All Stories	Any use allowed by 24.07.030		
5. Building Coverage				
	Maximum Building Coverage (% of lot area)	75	75	
6. Building Height				Sec. 24.06.085-M
I	First Story Floor Elevation (min/max above sidewalk, ft.)	0 to 3	0 to 3	
J	Maximum Principal Building Height (stories/feet)	3/42	3/42	Sec. 24.06.085-N
J	Maximum Accessory Building Height (feet)	20	20	
7. Building Façade				
K	Minimum Front Facade Transparency			Sec. 24.06.085-O

L	Ground Story Upper Stories (above first)	50 15	60 20	
	Minimum Street-Side Facade Transparency All Stories	15	15	
8. Lot Edges				
M	Edge Type Required	Hardscape		Sec. 24.06.085-P
	Edge Element Required	None		

Table 24-7 Notes
[1] No side setback is required abutting a lot occupied by a nonresidential building with no side setback along the shared lot line.
[2] Not required to exceed 15 feet.
[3] Minimum 15 feet; not required to exceed 25 feet.

Figure 24-5. Commercial Building



K. Vertical Mixed-use Building Regulations. Vertical mixed-use buildings (as defined in Sec. 24.08.020.A.6) are subject to the regulations of Table 24-8. See also Figure 24-6, which is keyed to the letter symbols in the first column of the table.

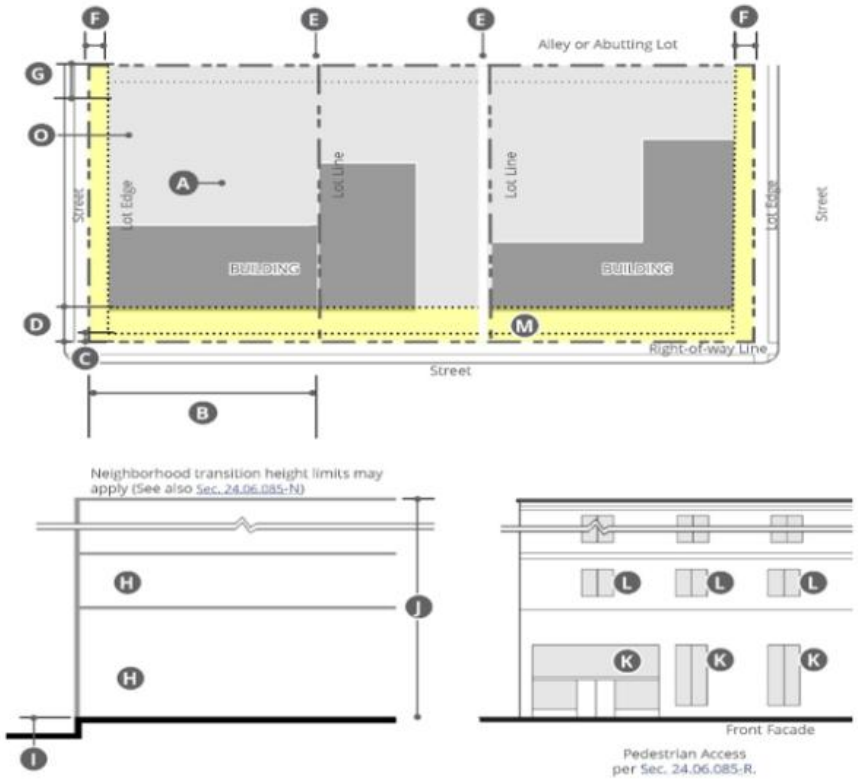
TABLE 24-8 VERTICAL MIXED-USE BUILDINGS		**MID-TRN**	**MID-MIX**	**Supplemental**
1. Lot				
A	Minimum Lot Area (square feet)	6,000	6,000	
B	Minimum Lot Width (feet)	50	50	
2. Principal Building Siting				
C	Minimum Front Setback (feet)	10	5	

D	Maximum Front Setback (feet)	25	10	
	Minimum Building Coverage at/between Min. and Max. Front Setback (%)	60	80	
E	Minimum Interior (non-street) Side Setback (feet)	3[1]	3[1]	
F	Minimum Street Side Setback (% of lot width)	10[2]	10[2]	
G	Minimum Rear Setback (% of lot depth)	20[3]	20[3]	
3. Accessory Building Siting				
	Minimum Rear and Interior Side Setback (feet)	3	3	
	Minimum Alley Setback (feet)	5	5	
4. Uses				
H	Allowed Uses in Ground Story	Commercial uses allowed by Sec. 24.07.030 [4]		
I	Allowed Uses in Other Stories	Any use allowed by Sec. 24.07.030		
5. Building Coverage				
	Maximum Building Coverage (% of lot area)	75	75	
6. Building Height				Sec. 24.06.085-M
J	First Story Floor Elevation (min/max above sidewalk, ft.)	0 to 1.5	0 to 1.5	
K	Minimum Ground Story Height (floor-to-floor/feet)	14	14	
L	Minimum Principal Building Height (stories)	2	2	
L	Maximum Principal Building Height (feet)	45	45	Sec. 24.06.085-N

L	Maximum Accessory Building Height (feet)	20	20	
7. Building Facade				
M	Minimum Front Facade Transparency			Sec. 24.06.085-O
N	Ground Story Upper Stories (above first)	55 20	70 25	
	Minimum Street-Side Facade Transparency All Stories	15	15	
8. Lot Edges				
O	Edge Type Required	Hardscape		Sec. 24.06.085-P
	Edge Element Required	None		

Table 24-8 Notes
[1] No side setback is required abutting a lot occupied by a nonresidential building with no side setback along the shared lot line.
[2] Not required to exceed 15 feet.
[3] Minimum 15 feet; not required to exceed 25 feet.
[4] Residential dwelling units may be located in the ground-story but not within 20 feet of a North Avenue-facing building facade.

Figure 24-6. Vertical Mixed-Use Building



Part XV. The “Allowed Uses” section 24.07 of Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:

24.07.010 General

Principal uses are allowed in residential, commercial and industrial zoning districts in accordance with use table of Section 24.07.030.

24.07.020 Understanding The Use Table

A. Use Classification System. For the purpose of this zoning ordinance, uses are classified into use categories and subcategories. These are described and defined in Chapter 24.08. Use categories and subcategories are identified in the first column of the use tables. In some cases, specific use types are listed in addition to the use categories and subcategories.
B. Permitted Uses. Uses identified with a "P" in the use tables are permitted as-of-right in the subject zoning district, subject to compliance with all other applicable standards of this zoning ordinance.
C. Conditional Uses. Uses identified with a "C" in the use table may be allowed if reviewed and approved in accordance with the conditional use permit procedures of Section 24.16.040. Conditional uses are subject to compliance with any use-specific standards identified in the final column of the table and with all other applicable regulations of this zoning ordinance.
D. Prohibited Uses. Uses identified with an "-" are expressly prohibited. Uses that are not listed in the use table are also prohibited.
E. Use Standards. The "standards" column of use table identifies use-specific standards that apply to some uses. Unless otherwise expressly stated, compliance with such standards is required regardless of whether the use is permitted as-of-right or requires conditional use approval.
F. Accessory Uses. Uses classified as accessory uses, such as home occupations, are not included in the use table. Customary accessory uses are permitted in conjunction with allowed principal uses, provided they comply with all applicable regulations of Chapter 24.10.
G. Overlay Districts. Some areas may be subject to an overlay district that establishes additional or alternative use standards, as specified in Chapter 24.05.

24.07.030 Use Table

The following table identifies principal uses allowed in residential, commercial and industrial zoning districts. See Section 24.07.020 for information about how to interpret the use table.

USE CATEGORY	**DISTRICTS**																					
Use Subcategory (See Chapter 24.08) - Specific Use Type (See Ch. 24.08)	**GR**	**SR**	**NR**	**MR**	**LDM**	**MDM**	**CO[5]**	**C1[5]**	**C2[5]**	**M1[5]**	**M2**	**SP-CON**	**SP-POS**	**SP-PUB**	**SP-INS**	**SP-MED**	**SP-RP[1]**	**SP-PKG**	**MID-RES**	**MID-TRN**	**MID-MIX**	**USE REGULATIONS**
RESIDENTIAL																						
Household Living																						
- Detached House	P	P	P	P	P	P	-	P	-	-	-	-	-	-	-	-	-	-	P	P	-	
- Semi-detached House	P	P	P	P	P	P	-	P	-	-	-	-	-	-	-	-	-	-	P	P	-	24.09.020A
- Two-unit House	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	-	24.09.020B
- Three-Unit/Four-Unit House	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	P	24.09.020C
- Cottage Court	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	24.09.020D
- Attached House	P	P	P	P	P	P	-	P	-	-	-	-	-	-	-	-	-	-	P	P	P	24.09.020A
- Multi-unit Residential Building, 5-12 units	-	-	-	P	P	P	P	P	P	-	-	-	-	-	P	-	P	-	P	P	P	

- Multi-unit Residential Building, 13+ units	-	-	-	-	-	-	-	P	P	-	-	-	-	-	P	-	P	-	-	P	P	
- Mixed-use Building, Vertical	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	-	-	P	P	
- Mixed-use, Horizontal	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	
- Educational Facility Housing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	24.06.060C
- Live-Work Unit	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	P	P	24.09.020E
Group Living (except as indicated below)	-	-	-	-	C	C	-	P	C	-	-	-	-	-	C	C	-	-	C	P	C	
- Adult Family Home	P/C	P/C	P/C	P/C	P/C	P/C	-	C	-	-	-	-	-	-	C	C	-	-	P/C	C	-	24.09.010
- Community Living Arrangement	P/C	P/C	P/C	P/C	P/C	P/C	-	C	-	-	-	-	-	-	C	C	-	-	P/C	C	-	24.09.040
- Foster Home/Treatment Foster Home	P	P	P	P	P	P	-	C	-	-	-	-	-	-	C	C	-	-	P	C	-	24.09.060
PUBLIC/CIVIL	**GR**	**SR**	**NR**	**MR**	**LDM**	**MDM**	**CO[5]**	**C1[5]**	**C2[5]**	**M1[5]**	**M2**	**SP-CON**	**SP-POS**	**SP-PUB**	**SP-INS**	**SP-MED**	**SP-RP[1]**	**SP-PKG**	**MID-RES**	**MID-TRN**	**MID-MIX**	**USE REGULATIONS**
College/University	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P		-	-	-	-	
Day Care																						
- Home-Based—Up to 8 children or adults	P	P	P	P	P	P	P	P	P	-	-	-	C	-	C	C		-	P	P	P	

- More than 8 children or adults [7]	C	C	C	C	C	C	C	C	C	-	-	-	C	-	C	C		-	-	C	C	
Detention and Correctional Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C		-	-	-	-	
Fraternal, Labor, Membership Organization	-	-	-	-	-	-	-	P	P	P	-	-	-	-	P	-		-	-	P	P	
Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P		-	-	-	-	
Library/Cultural Exhibit	-	P	P	P	P	P	P	P	P	-	-	C	C	-	C	C		-	P	P	P	
Park/Recreation/Open Space (except as indicated below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	C	C		-	-	-	-	
- Community or Recreation Center	-	C	C	C	C	C	-	C	P	-	-	C	P	C	C	C		-	C	C	P	
-General Recreation Park/Playground		C	C	C	C	C	-	-	-	-	-	P	P	P	C	C		-	C	-	-	
- Golf Course (min. 5,000 yards)	-	C	C	C	C	C	-	-	-	-	-	C	P	C	C	C		-	C	-	-	
- Swimming Pool	-	C	C	C	C	C	-	-	-	-	-	C	P	C	C	C		-	C	-	-	
- Tennis Court	C	C	C	C	C	C	-	-	-	-	-	C	P	C	C	C		-	C	-	-	
Religious Assembly	C	C	C	C	C	C	-	P	P	C	-	-	-	-	C	C		-	C	C	C	
Government or Safety Services	C	C	C	C	C	C	C	C	C	P	P	-	-	P	C	C		-	C	C	C	

School	-	P	P	P	P	P	P	P	-	-	-	P	P	-	P	P		-	P	P	-	
Utilities & Services	-	C	C	C	C	C	C	C	-	-	-	-	C	C	-	-		-	C	C	-	
- Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		-	P	P	P	
- Major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		-	C	C	C	
COMMERCIAL	**GR**	**SR**	**NR**	**MR**	**LDM**	**MDM**	**CO[5]**	**C1[5]**	**C2[5]**	**M1[5]**	**M2**	**SP-CON**	**SP-POS**	**SP-PUB**	**SP-INS**	**SP-MED**	**SP-RP[1]**	**SP-PKG**	**MID-RES**	**MID-TRN**	**MID-MIX**	**USE REGULATIONS**
Animal Services																						
- Sales & Grooming	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-		-	-	P	P	
- Shelter or Boarding Kennel	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-		-	-	-	-	
- Veterinary	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-		-	-	P	P	
Artist Work or Sales Space	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-		-	-	P	P	
Building Maintenance Service	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-		-	-	-	P	
Business Equipment Sales & Service	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-		-	-	P	P	
Business Support Service	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-		-	-	-	P	

- Trade/Vocational/Technical School	-	-	-	-	-	-	P	-	P	P	P	-	-	-	-	-		-	-	-	P	
Communication Service Establishments	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-		-	-	P	P	
Construction Sales & Service	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-		-	-	-	P	
Eating & Drinking Establishments [3]																						
- Restaurant	-	-	-	-	-	-	C	C	C	-	-	-	C	-	-	C		-	-	C	C	
- Bar or Tavern	-	-	-	-	-	-	C	C	C	-	-	-	-	-	-	-		-	-	C	C	
Entertainment & Spectator Sports (except as indicated below)	-	-	-	-	-	-	-	C	C	-	-	-	-	C	-	-		-	-	C	C	
- Amphitheater	-	C	C	C	C	C	C	C	-	-	-	-	C	C	-	-		-	C	C	-	
- Aquarium or Planetarium	-	C	C	C	C	C	C	C	-	-	-	-	C	C	-	-		-	C	C	-	
- Auditorium	-	C	C	C	C	C	C	C	-	-	-	-	C	C	-	-		-	C	C	-	
- Stadium and Athletic Fields (accessory to schools only in R districts)	-	C	C	C	C	C	C	C	-	-	-	-	C	C	-	-		-	C	C	-	
Financial Services (except as indicated below)	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-		-	-	P	P	

- Convenient Cash Business	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-		-	-	-	-	24.09.050
-Food & Beverage Retail Sales																							
- Grocery Store	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-		-	-	P	P	
- Liquor/Wine/Beer Store	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-	-		-	-	C	C	
- Carry-out Only	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-		-	-	P	P	
Funeral & Interment Services																							
- Cemetery/Columbarium/ Mausoleum	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-		-	-	-	-	
- Cremating	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-		-	-	-	-	
- Undertaking/Funeral Services	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-		-	-	P	P	
Lodging																							
- Bed & Breakfast	-	-	C	C	C	C	-	C	-	-	-	-	-	-	-	-		-	C	C	-	24.09.030
- Hotel/Motel	-	-	-	-	-	-	-	C	P	-	-	-	-	-	-	-		-	-	C	C	
- Campground	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-		-	-	-	-	

Office, Administrative, Professional	-	-	-	-	-	-	P	P	P	P	P	-	-	P	-	P		-	-	P	P	
- Government/ School District Offices	-	P	P	P	P	P	P	P	P	-	-	-	-	-	P	P		-	-	P	P	
Office or Clinic, Medical	-	-	-	-	-	-	P	P	P	-	C	-	-	-	P	P		-	-	P	P	
Parking, Non-Accessory	-	-	-	-	-	-	-	C	P	P	P	-	-	P	-	C		P	-	C	P	24.06.080B
Personal Improvement Service	-	-	-	-	-	-	P	P	P	P	C	-	-	-	-	-		-	-	P	P	
Repair or Laundry Service, Consumer	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-		-	-	P	P	
Research Service	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P		-	-	P	P	
Retail Sales (except as indicated below)	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-		-	-	P	P	
-Antiques, Resale Shops, Second-hand Merchandise	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-		-	-	P	P	6.55
- Cigarette, Cigar, Tobacco, Vape, or E-Cigarette Store	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-		-	-	-	-	24.09.120
- Cigarette & Tobacco Product Sales (ancillary)	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-		-	-	P	P	
- Large-Format Retail	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-		-	-	-	-	24.09.090
Sports & Recreation, Participant																						

- Indoor	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	P		-	-	P	P	
- Outdoor	-	-	-	-	-	-	-	C	C	P	P	-	-	-	-	C		-	-	C	C	
Vehicle Sales & Service																						
- Auto Wash/Cleaning Service	-	-	-	-	-	-	-	-	C	P	P	-	-	P	-	-		-	-	-	-	7.46.120
- Auto Fueling Station	-	-	-	-	-	-	-	-	C	P	P	-	-	P	-	-		-	-	-	C	
- Heavy Vehicles and Equipment, Sales/Rentals	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-		-	-	-	-	
- Light Vehicles and Equipment, Sales/Rentals	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-		-	-	-	-	6.72
- Motor Vehicle Repair, Limited	-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	-		-	-	-	-	
- Motor Vehicle Repair, General	-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	-		-	-	-	-	
- Vehicle Storage & Towing	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-		-	-	-	-	
INDUSTRIAL	**GR**	**SR**	**NR**	**MR**	**LDM**	**MDM**	**CO[5]**	**C1[5]**	**C2[5]**	**M1[5]**	**M2**	**SP-CON**	**SP-POS**	**SP-PUB**	**SP-INS**	**SP-MED**	**SP-RP[1]**	**SP-PKG**	**MID-RES**	**MID-TRN**	**MID-MIX**	**USE REGULATIONS**
Manufacturing & Industrial Services, Artisan	-	-	-	-	-	-	-	P	P	P	P	-	-	P	-	-		-	-	P	P	

Manufacturing & Industrial Services, Limited	-	-	-	-	-	-	-	-	-	P	P	-	-	P	-	-		-	-	-	-	
Manufacturing & Industrial Services, General	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-		-	-	-	-	
Manufacturing & Industrial Services, Intensive	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-		-	-	-	-	
-Recycling Service																						
- Limited	-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	-		-	-	-	P	
- General	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-		-	-	-	-	
Residential Storage Warehouses	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-		-	-	-	-	
-Warehousing, Wholesaling & Freight Movement																						
- Limited	-	-	-	-	-	-	-	-	-	P	P	-	-	P	-	-		-	-	-	-	
- General	-	-	-	-	-	-	-	-	-	P	P	-	-	P	-	-		-	-	-	-	
Waste-Related Use	-	-	-	-	-	-	-	-	-	-	C	-	-	P	-	-		-	-	-	-	
AGRICULTURAL	**GR**	**SR**	**NR**	**MR**	**LDM**	**MDM**	**CO[5]**	**C1[5]**	**C2[5]**	**M1[5]**	**M2**	**SP-CON**	**SP-POS**	**SP-PUB**	**SP-INS**	**SP-MED**	**SP-RP[1]**	**SP-PKG**	**MID-RES**	**MID-TRN**	**MID-MIX**	**USE REGULATIONS**

Apiary	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-		-	-	-	-	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C		-	P	P	P	
Farmer's Market	C	C	C	C	C	C	P	P	P	P	P	-	P	P	P	P		-	C	P	P	
Nurseries & Greenhouses	-	-	C	-	-	-	-	-	P	P	-	C	C	P	C	C		-	-	-	P	
MISCELLANEOUS	**GR**	**SR**	**NR**	**MR**	**LDM**	**MDM**	**CO[5]**	**C1[5]**	**C2[5]**	**M1[5]**	**M2**	**SP-CON**	**SP-POS**	**SP-PUB**	**SP-INS**	**SP-MED**	**SP-RP[1]**	**SP-PKG**	**MID-RES**	**MID-TRN**	**MID-MIX**	**USE REGULATIONS**
Wireless Communication Facilities																						
- Co-located	[2]	[2]	[2]	[2]	[2]	[2]	[2]	P	P	P	P	-	-	P	-	-		-	[2]	P	-	24.09.110
- Freestanding	[2]	[2]	[2]	[2]	[2]	[2]	[2]	[2]	[2]	P	P	-	-	P	-	-		-	[2]	[2]	[2]	24.09.110
Drive-through or Drive-in Facilities	-	-	-	-	-	-	C	C[4]	C[4]	C	C	-	-	-	-	-		-	-	-	-	24.11.100
Helipad	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P		-	-	-	-	

[1] See Section 24.06.070 for a list of permitted and conditional uses in the SP-RP district.
[2] See Section 24.09.110 for additional regulations.
[3] See Section 24.05.020 C.2. In a regional mall, no Conditional Use is required for establishments with no separate entrance or seating.
[4] See Section 24.05.030 B.7. Drive-through or drive-in facilities are prohibited in /NOR overlay. See Section 24.05.020 D for additional /MAY Overlay drive-through or drive-in regulations.
[5] See Subsection 24.03.040 I and 24.04.040 F. - Outdoor storage activities require a Conditional Use.
[6] See Subsection 24.08.040 O.2. "Office or Clinic, Medical" definition.
[7] Only allowed on school or religious assembly properties with a Conditional Use.

Part XVI. The "Residential Use Category" subsection 24.08.020 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:

The residential use category includes uses that provide living accommodations to one or more persons.

A. Household Living. Residential occupancy of a dwelling unit by a household. When dwelling units are rented, tenancy is arranged on a month-to-month or longer basis. Uses where tenancy may be arranged for a shorter period are not considered residential; they are considered a form of lodging. See 24.18.020 for definitions.

Part XVII. The "Public and Civic Use Category" subsection of the Wauwatosa Municipal Code of Ordinances 24.08.030 is hereby amended to modify the following section to read as follows:

I. Government or Safety Services. Public safety services that provide fire, police, life protection, and public works operations, together with customary storage of supplies (indoor and outdoor) and maintenance of necessary vehicles. Typical uses include fire stations, police stations, public works facilities, and ambulance services.

Part XVIII. The "Commercial Use Category" subsection of 24.08.040 of the Wauwatosa Municipal Code of Ordinances is hereby amended to modify the following section to read as follows:

A. Animal Services. The following are animal services use types:
   1. Sales & Grooming. Sales and grooming of dogs, cats and similar small animals. Typical uses include pet stores, dog bathing and clipping salons and pet grooming shops.
   2. Shelter or Boarding Kennel. An establishment in which more than three domestic animals over the age of three months may be kept for shelter, feed, and care at the direction of the animals' owners, for compensation, but not within the practice of veterinary medicine under Wis. Stat. 89.02(6). Typical uses include boarding kennels, pet resorts/hotels, dog training centers, doggy or pet day cares and animal rescue shelters.
   3. Veterinary. Typical uses include pet clinics, dog and cat hospitals and animal hospitals.

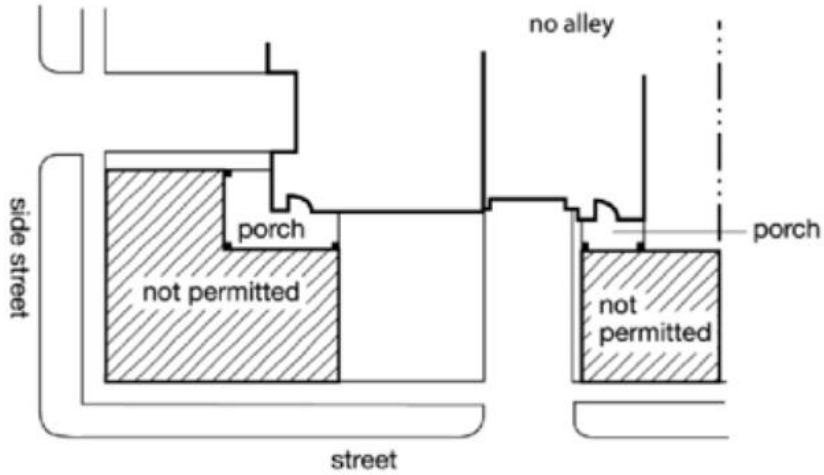
Part XIX. The "Supplementary Use Regulations" Index 24.09 of the Wauwatosa Municipal Code of Ordinances is hereby amended to read as follows:

24.09.010 Adult Family Home
24.09.020 Residential Uses
24.09.030 Bed And Breakfast
24.09.040 Community Living Arrangements
24.09.050 Convenient Cash Businesses
24.09.060 Foster Home Or Treatment Foster Home
24.09.070 (RESERVED)
24.09.080 Community Garden

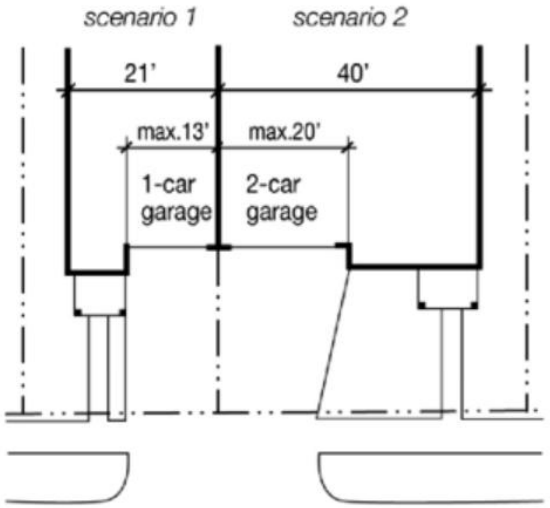
24.09.090 Large-Format Retail Developments
24.09.100 Sexually Oriented Businesses
24.09.110 Wireless Communication Facilities
24.09.120 Cigarette, Cigar, Tobacco, Vape, Or E-Cigarette Stores

Part XX. The "Residential Uses" subsection 24.09.020 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:

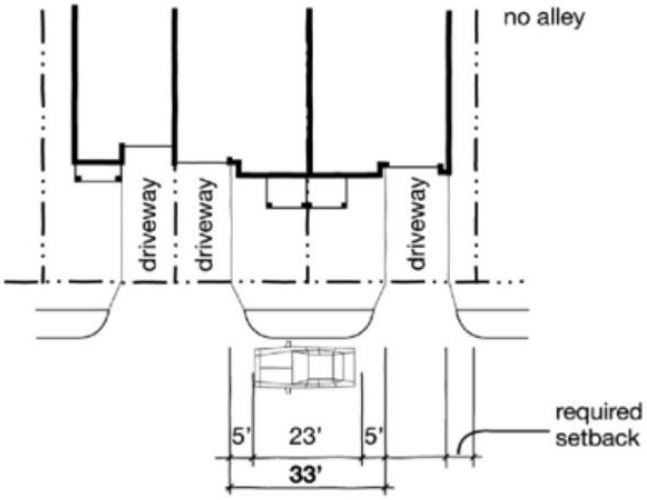
A. Attached and Semi-Detached Houses.
   1. Applicability. Attached and semi-detached houses are subject to all applicable regulations of this zoning ordinance except as modified or supplemented by the attached and semi-detached house building regulations of this section.
   2. Side Setbacks. No side setback is required for common or abutting walls. Otherwise, the minimum side setback requirements of the subject zoning district apply.
   3. Parking and Access.
      a. Access to parking spaces and garages must be from the alley for all parcels abutting an alley.
      b. For parcels without alley access, driveways, parking and other vehicular use areas may not be located between the porch or main building entrance and the street.



      c. When parking is provided in a garage that faces a street, the following standards must be met:
         1) The garage width may not exceed 50% of the street-facing façade of each attached dwelling unit or 13 linear feet, whichever is greater (see diagram).



2) An attached and semi-detached house structure may have no more than 2 individual garage doors or carport entrances in succession on a street-facing façade.
3) Garages and carports must be set back at least 20 feet from all property lines that abut a street. Garages and carports must be recessed as least 4 feet from street-facing façade of the building.
4) When garages or carports are paired (abutting), driveways must be combined and centered on the property line between dwelling units providing access to the garages or carports. There must be a minimum of 33 feet distance between single or paired driveways, measured along the front property line, unless otherwise approved by the zoning administrator (see diagram).

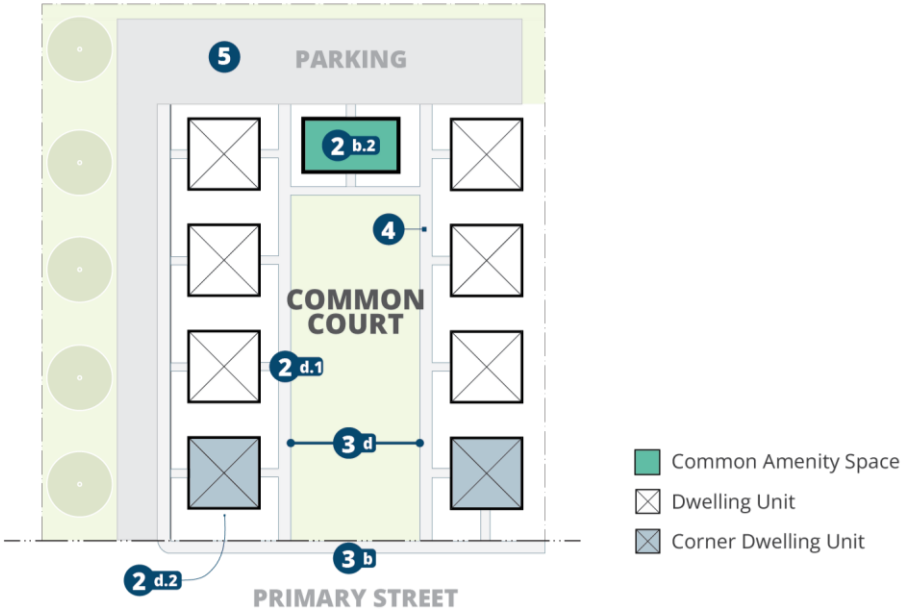


5) The width of all driveway approaches must meet city engineering standards.

B. Two-Unit House.
   1. All Districts. The primary entrances shall be oriented toward the street frontage.
   2. R Districts. Two-unit dwellings shall include a shared front porch or prominent shared entry feature oriented toward the street, designed to reflect the appearance of a detached house.

C. Three-Unit/Four-Unit House. The primary entrances shall be oriented toward the street frontages.

D. Cottage Court.
   1. Number of Cottage Courts. A maximum of one cottage court shall be allowed per development site.
   2. Standards for Cottage Court Units on Individual Lots. If the cottage court buildings are located on individual lots, the minimum size of a cottage court lot shall be 1,500 square feet.
   3. Size of Dwelling Units.
      a. A cottage court building utilized as a dwelling shall have a maximum floor area of 1,800 square feet.
      b. A cottage court building utilized as a common amenity space shall have a maximum floor area of 4,000 square feet.



   4. Number of Dwelling Units.
      a. A maximum of one dwelling unit shall be allowed per building in a cottage court.
      b. A cottage court development site shall have a minimum of four and a maximum of 16 buildings per site.
      c. One of the allowed cottage court buildings may be utilized for common amenity space.
   5. Building Orientation and Design.
      a. Buildings shall be oriented with their main entrance facing the shared common court open space, except for corner buildings.
      b. Corner buildings shall be oriented with their main entrance facing either the shared common court open space or the public right of way.
      c. Buildings shall have a front porch meeting the following standards:

1) Width. Eight feet minimum
2) Depth. Six feet minimum
3) Height. Eight feet minimum

6. Permanent Foundation Required. Individual cottage home court buildings shall be affixed to the ground with a permanent foundation.
7. Common Court Open Space.
   a. Buildings in a cottage court shall be arranged around a common court.
   b. The common court shall be open to and visible from the public right of way.
   c. The common court shall have a minimum area of 2,500 square feet.
   d. The common court shall have a minimum width of 30 feet as measured from the interior of the pedestrian walkway.
   e. Required building setbacks do not count as common court open space.
   f. A maximum of 30 percent of a common court open space may be used for stormwater management if designed as a rain garden or bioswale.
8. Pedestrian Access.
   a. A pedestrian walkway with a minimum width of five feet shall connect all buildings to the public right of way, common court open space, and parking areas.
   b. The pedestrian walkway shall be setback a minimum of six feet from building entrances.
9. Vehicle Access and Parking.
   a. Parking and driveways shall be located to the rear of the buildings in a dwelling-cottage/tiny home court.
   b. Parking shall be accessed by an alley if an alley exists.
   c. If no alley exists, parking shall be accessed by a single driveway.
   d. The driveway shall be located either:
   e. From the secondary street for a corner development site, or
   f. To the interior side of the buildings on the development site.
10. Universal Design. A minimum of 5% of units, and no fewer than 2 units per cottage court shall be designed with accessible no-step entries.

E. Live-Work Unit.
1. Live-work units are not considered home occupations. Home occupations are regulated separately under Section 24.10.020.
2. The work area shall occupy a maximum of 50 percent of the total unit.
3. The work area shall be limited to the first or main floor only.
4. A minimum of one person shall reside and be employed in the live work unit.
5. A maximum of five people who are not residents of the live work unit may be employed in the work area at any one time.
6. Allowed nonresidential uses in a live-work unit shall include:
   a. Artisan Manufacturing,
   b. General Commercial,
   c. Office, Administrative, Professional.
   d. Personal Services, and
   e. Private Meeting/Recreation/Event Facility.

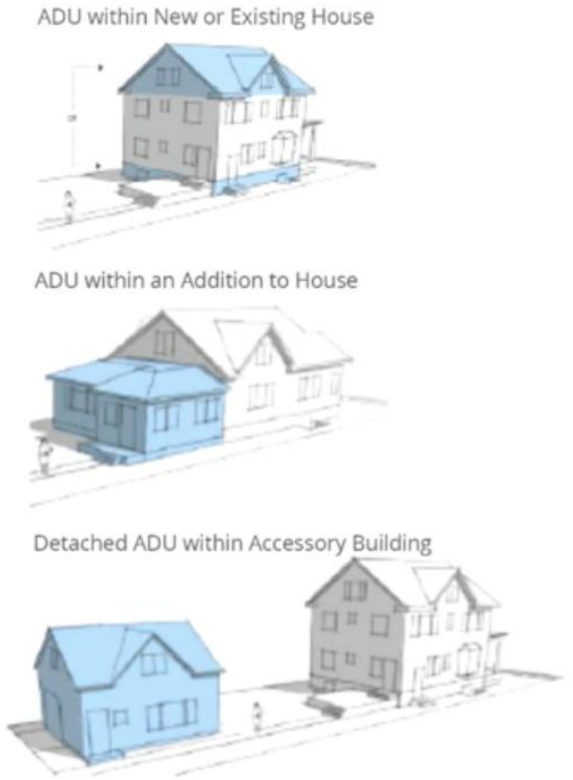
Part XXI. The “Electric Vehicle Charging Stations” subsection 24.10.040 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and recreated to read as follows:

A. General.
   1. Private (restricted-access) EV charging stations are permitted as accessory uses in all zoning districts.
   2. Public EV charging stations are permitted as accessory uses to allowed nonresidential uses in all zoning districts.
B. Parking.
   1. Electric vehicle charging stations may be counted toward satisfying minimum residential off-street parking space requirements.
   2. Public electric vehicle charging stations must be reserved for parking and charging electric vehicles only. Electric vehicles may be parked in any space designated for public parking, subject to the restrictions that apply to any other vehicle.
   3. Multi-unit Residential. Multi-unit developments may qualify for a reduction in the total number of required parking spaces where EV capable spaces are provided. The Zoning Administrator may approve a reduction in required parking proportional to the number of EV capable spaces provided, not to exceed ten percent of the total parking requirement. To qualify for a reduction, the development must meet the following criteria:
      a. The parking area includes forty or more spaces, and
      b. At least five percent of the total provided spaces are EV capable, up to a maximum of six EV capable spaces.
C. Equipment. Vehicle charging equipment must be designed and located so as to not impede pedestrian, bicycle or wheelchair movement or create safety hazards on sidewalks.
D. Usage Fees. Property owners are not restricted from collecting a service fee for the use of an electric vehicle charging station.
E. Posted Information.
   1. Information must be posted identifying voltage and amperage levels and any type of use, fees, or safety information related to the electric vehicle charging station.
   2. Public electric vehicle charging stations must be posted with signage indicating that the space is reserved for electric vehicle charging purposes only. For purposes of this provision, "charging" means that an electric vehicle is parked at an electric vehicle charging station and is connected to the battery charging station equipment.
F. Maintenance. Electric vehicle charging stations must be maintained in all respects, including the functioning of the equipment. A phone number or other current contact information must be provided on the equipment for reporting when it is not functioning or other problems are encountered.

Part XXII. The “Accessory Dwelling Units (ADUS)” subsection 24.10.075 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and recreated to read as follows:

A. Purpose.
   1. The accessory dwelling unit regulations of this section are intended to help promote the benefits of accessory dwelling units, while also preserving neighborhood character and promoting predictability and certainty for established neighborhoods.
   2. Accessory dwelling units ("ADU") help advance the city's housing and land use goals and policies by:
      a. Accommodating additional housing units while preserving the character of existing neighborhoods;
      b. Allowing efficient use of the city's existing housing stock and infrastructure;
      c. Providing housing options and choices that respond to varying income levels, changing household sizes and lifestyle needs;
      d. Providing a means for residents to remain in their homes and neighborhoods, and obtain extra income, security, companionship and assistance; and
      e. Promoting a broader range of accessible and more affordable housing.
B. General Regulations for All ADUs. All accessory dwelling units must comply with the regulations of this subsection.

1. Zoning District Regulations. Accessory dwelling units are subject to all applicable regulations of the zoning district in which they are located, unless otherwise expressly stated in this section.
2. Where Allowed. Accessory dwelling units are allowed only on lots occupied by a detached house, semi-detached house, attached house, or a two-unit house.
3. Number. No more than one accessory dwelling unit is allowed per lot.
4. Methods of Creation. An accessory dwelling unit may be created through any of the following methods:
   a. Converting existing area within the interior of a principal dwelling unit (e.g., attic or basement) to an ADU;
   b. Adding floor area to an existing dwelling unit to accommodate an ADU;
   c. Constructing a detached accessory dwelling unit on a parcel with an existing principal dwelling unit;
   d. Converting space within a detached accessory building; or
   e. Constructing a new principal dwelling unit with an internal or detached accessory dwelling unit.



5. Location of Entrances. Only one entrance to a principal dwelling unit containing an accessory dwelling unit may be located on a façade that faces a street, unless the principal dwelling unit contained an additional street-facing entrance before the accessory dwelling unit was created. Detached ADUs are exempt from this regulation.
6. Size. The floor area of an ADU may not exceed the gross floor area of the principal dwelling unit on the subject lot (excluding any attached garage), or 1,000 square feet, whichever is less. For purposes of this provision, the following are excluded from the definition of "gross floor area":

a. Garage areas;
b. Basement areas where the ceiling height measured from the floor is less than seven feet; and
c. Any other areas of the building where the floor-to-ceiling height is either less than five feet or not accessible by a stairway.

7. Parking. No additional parking is required for an accessory dwelling unit. Existing required parking for the principal dwelling unit must be maintained or replaced on-site.
8. Building Permit Approval. Before the issuance of a building permit for the construction of any new accessory dwelling unit, plans must be reviewed and approved by the chief building official to determine compliance with all applicable building and life safety codes.

C. Regulations for New Detached ADUs and Building Additions. The regulations of this subsection apply to all detached buildings and building additions proposed to be occupied by ADUs. These provisions apply only to detached buildings and building additions constructed after June 19, 2019.
1. Exterior Finish Materials. The exterior finish material must be compatible with the exterior finish material of the principal dwelling unit.
2. Roof Pitch. The roof pitch must be the same as the predominant roof pitch of the principal dwelling unit.
3. Trim. Trim on edges of elements on the building addition to the principal dwelling unit or the accessory structure occupied by the ADU must be compatible in type, size and location as the trim used on the principal dwelling.
4. Entrances. Entrances to ADUs occupying detached accessory structures may not face the nearest rear property line unless there is an alley abutting that property line. Entrances may face the nearest side property line, provided there is a minimum setback of five feet from the side property line.
5. Setbacks. A detached accessory dwelling unit shall not be located in front of the principal dwelling.
6. Building Separation. A minimum five-foot separation distance shall be maintained between the detached ADU and the principal dwelling. This five-foot separation shall be free of structures except that it may include walkways, patios, decks and similar structures that do not exceed thirty inches in height above finished grade.
7. Height. Detached accessory dwelling units shall not exceed sixteen feet in height unless constructed above a garage, in which case the height shall not exceed twenty-four feet in height. In all cases, the height of the detached accessory dwelling unit shall not exceed the height of the principal dwelling. The Zoning Administrator may approve a single-story detached accessory dwelling unit with a maximum height of twenty feet, provided the roof pitch matches that of the principal dwelling.
8. Building Coverage. Maximum building coverage limits for the lot do not apply to detached accessory dwelling units.

XXIII. The “General” subsection 24.11.010 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and recreated to read as follows:

A. Purpose.
1. The regulations of this chapter are intended to ensure that residential developments provide adequate of off-street motor vehicle parking in proportion to their typical demand, while establishing design and access standards for required and provided parking, loading, bicycle, and other transportation access facilities. These regulations are intended to reduce the negative impacts associated with spillover parking into adjacent areas and avoid the negative environmental and visual impacts that can result from excessively large parking lots and other vehicular use areas.
2. The provisions of this chapter are also intended to help protect the public health, safety and general welfare by:
a. helping avoid and mitigate traffic congestion;
b. encouraging multi-modal transportation options and enhanced pedestrian and cyclist safety;
c. providing methods to reduce the amount of impervious surfaces associated with parking areas and to help ensure that sufficient and effective stormwater management measures are incorporated into the parking lot design in order to reduce the environmental impacts of impervious surfaces and stormwater runoff;

d. providing flexible methods of responding to the transportation and access demands of various land uses in different areas of the city.

B. Applicability.
   1. General. Unless otherwise expressly stated, the regulations of this chapter apply to all districts and uses.
   2. New Uses and Development. Unless otherwise expressly stated, the regulations of this chapter apply to all new buildings constructed and all new uses established in all zoning districts.
   3. Enlargements and Expansions.
      a. Unless otherwise expressly stated, the regulations of this chapter apply whenever an existing building or use is enlarged or expanded to include additional dwelling units, floor area, or other units of measurement used for establishing off-street parking and loading requirements.
      b. In the case of enlargements or expansions of residential uses triggering requirements for additional parking or loading, additional spaces are required only to serve the enlarged or expanded area, not the entire building or use. In other words, there is no requirement to address lawfully existing parking and loading space deficits.
      c. When an enlargement or/and expansion of a residential use requires a conditional use approval, exceptions to the minimum parking ratios may also be considered. In considering the request, review and decision-making bodies must weigh projected parking and access needs in relation to projected mode split (i.e., auto, transit, pedestrian, bicycle), availability of on-street and nearby parking and other relevant factors that may justify the issuance of the conditional use permit. Review and decision-making bodies may consider, among other factors, the positive impacts that reduced parking ratios may have on economic development, building reuse and neighborhood preservation goals.
   4. Change of Use.
      a. When a nonresidential use is converted to a residential use, the new residential use must provide the minimum off-street parking spaces required by Section 24.11.020.
      b. The land owner may request a reduction in or waiver of minimum required parking ratios through the conditional use process. In considering the request, review and decision-making bodies must weigh projected parking and access needs in relation to projected mode split (i.e., auto, transit, pedestrian, bicycle), on-street and nearby availability of parking and other relevant factors that may justify the issuance of the conditional use permit. Review and decision-making bodies may consider, among other factors, the positive impacts that reduced parking ratios may have on housing, economic development, building reuse, and neighborhood preservation goals.

C. Exceptions. The board of public works is authorized to grant exceptions to the parking and loading regulations of this chapter.

Part XXIV. The "Minimum Parking Ratios" subsection 24.11.020 of Wauwatosa Municipal Code of Ordinances is hereby repealed and recreated to read as follows:

A. Except as otherwise expressly stated, off-street motor vehicle parking spaces must be provided in accordance with the following table.
   1. Nonresidential Uses. There are no minimum off-street motor vehicle parking requirements for nonresidential uses. Any parking that is provided must comply with all other applicable standards of this chapter.
   2. Residential Uses. Minimum parking ratios for residential uses are as follows:

USE CATEGORY	**Minimum Motor Vehicle Off-Street Parking Ratio**
Use Subcategory -Specific Use Type	

RESIDENTIAL	
Household Living	
-Detached House	1.0 space per dwelling unit
-Semi-detached House	1.0 space per dwelling unit
-Two-unit Building	1.0 space per dwelling unit
- Three-Unit/Four-Unit House	1.0 space per dwelling unit
- Cottage Court	1.0 space per dwelling unit
-Attached House	1.0 space per dwelling unit
-Multi-unit Building	1.0 space per dwelling unit
-Elderly (One or More Bedroom)	0.5 space per dwelling unit
-Mixed-use Building, Vertical and Horizontal [1]	Same as Multi-unit Building, parking is only required for the residential portion
Live-Work Unit	1.0 space per dwelling unit, parking is only required for the residential portion
Group Living	As determined by zoning administrator (See Section 24.11.030G)

[1] A 25% reduction in the minimum off-street parking requirements for residential uses in Section 24.11.020A may apply to mixed-use developments located in the C1, C2, MID-TRN, CO, and MID-MIX districts.

B. Parking Exemptions near Connect BRT Stations. The minimum off-street parking requirements for residential uses as detailed in Section 24.11.020B shall not apply to new development located within ¼ mile of a Connect BRT station in the /MAY overlay district, or the CO, C2, SP-MED, or SP-RP districts.

Part XXV. The "Calculations" subsection 24.11.030 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and recreated to read as follows:

The following rules apply when calculating the required number of off-street parking and loading spaces required for residential uses under this zoning ordinance.

A. Multiple Uses. Unless otherwise expressly stated, lots occupied by more than one residential use must provide parking and loading in an amount equal to the total of the requirements for all uses that occupy the lot.
B. Mixed-Uses. Unless otherwise expressly stated, mixed-use developments must provide parking for the residential portion of the site.
C. Fractions. When measurements of the number of required spaces result in a fractional number, any fraction of less than ½ is rounded down to the next lower whole number, and any fraction of ½ or more is rounded up to the next higher whole number.
D. Unlisted Uses. Upon receiving a development application for a use not specifically listed in an off-street parking schedule, the zoning administrator is authorized to apply the off-street parking ratio specified for the listed use that is deemed most similar to the proposed use or establish a minimum off-street parking ratio for the proposed use in accordance with Section 24.11.030D.

E. Establishment of Other Parking Ratios. The zoning administrator is authorized to establish required minimum off-street parking ratios for unlisted uses and in those instances where authority to establish a requirement is expressly granted. Such ratios may be established on the basis of a similar use/parking determination (as described in Section 24.11.030C), on parking data provided by the applicant or information otherwise available to the zoning administrator. Parking data and studies provided by applicants must include estimates of parking demand based on reliable data collected from comparable uses or on external data from credible research organizations. Comparability will be determined by density, scale, bulk, area, and location.

Part XXVI. The "Shared Parking" subsection 24.11.050 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and recreated to read as follows:

A. Description. Shared parking represents an arrangement in which 2 or more uses with different peak parking periods (hours of operation) use the same off-street parking spaces.
B. Authorization and Criteria.
    1. The zoning administrator is authorized to approve shared parking arrangements for:
        a. Nonresidential uses with different hours of operation; and
        b. Mixed-use developments where residential and nonresidential uses have offset peak parking demands.
    2. In order to approve shared parking, the zoning administrator must find, based on competent evidence provided by the applicant, that there is no substantial conflict in the principal operating hours or peak parking demand of the uses for which the sharing of parking is proposed.
    3. A request for approval of a shared parking arrangement must be accompanied by such information determined by the zoning administrator to be necessary to evaluate the peak parking demand characteristics or difference in hours and/or days of operation, including, but not limited to, a description of the uses and their operational characteristics.
    4. Residential uses may have shared parking with approval by the Zoning Administrator. In considering the request, the Zoning Administrator shall weigh projected parking and access needs in relation to projected mode split (i.e., auto, transit, pedestrian, bicycle), on-street and nearby availability of parking and other relevant factors that may justify the approval. The Zoning Administrator may consider, among other factors, the positive impacts that reduced parking ratios may have on housing goals, economic development, building reuse, and neighborhood preservation.
C. Shared Parking Agreement.
    1. An agreement providing for the shared use of parking areas, executed by the parties involved, must be filed with the zoning administrator in a form approved by the city attorney and recorded with the register of deeds.
    2. Shared parking agreements are binding upon applicants, their successors and assigns. Amendments to parking agreements require zoning administrator approval, based on whether the proposed amendment complies with all applicable zoning ordinance provisions.
    3. Shared parking privileges remain in effect only as long as the agreement, binding on all parties, remains in force. If a shared parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this chapter.

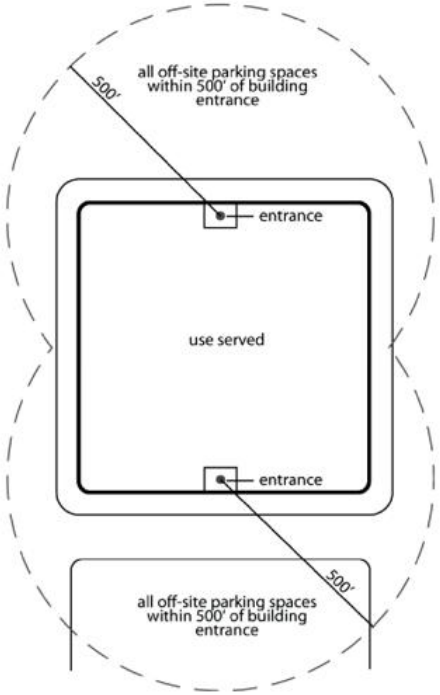
Part XXVII. The "Location of Off-Street Parking" subsection 24.11.060 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and recreated to read as follows:

A. General. Except as expressly allowed by the off-site parking regulations of Section 24.11.060D, required or provided off-street parking spaces must be located on the same lot as the building or use they are required to serve.
B. Residential Districts. The following regulations apply in all residential zoning districts:

1. Off-street parking spaces accessory to residential uses may be located in any setback except required front and street side setbacks. A two-unit residential building with attached garages is allowed to have 2 of the 4 required parking spaces located on paved areas in front and/or street side setbacks.
2. No motor vehicles may be parked on property occupied by residential uses unless they are within a garage, upon a paved parking slab, or upon a paved driveway leading directly from the street to the garage or paved parking slab.

C. Parking of Commercial Vehicles in Residential Districts.
1. It is the declared purpose of this section in exercising the general police powers of the city and pursuant to the authority of the city to regulate land use, to preserve and maintain the esthetic attractiveness of residential neighborhoods, and toward this end it is the considered determination of the governing body of the City of Wauwatosa that vehicles that have the appearance of being used for commercial purposes if parked on residential properties outside of a garage has a general effect of detracting from the residential character of the neighborhood. It is recognized that the use of trucks and other vehicles that in the past have been traditionally used primarily for commercial purposes have in recent years gained popularity and widespread acceptance as both recreation and passenger vehicles. Therefore, the purpose of this section is not to restrict the use or parking of all trucks, but rather to prohibit the parking of commercial trucks or vehicles outside of a garage within a residential zoning district.
2. To provide guidelines in determining whether a specific vehicle is a commercial vehicle for purposes of this section, the following characteristics must be considered although no one of such characteristics will be considered conclusive in determining whether such vehicle constitutes a commercial vehicle.
   a. If the vehicle carries a commercial or truck registration;
   b. If the vehicle has a commercial sign affixed, attached or painted thereof, the commercial character of the sign will be given considerable weight;
   c. If the vehicle is ordinarily used for commercial purposes and if such use is discernible from the exterior of the vehicle;
   d. If the gross weight of the vehicle exceeds 5,000 pounds.
3. No person, firm or corporation may park a commercial vehicle in any residential district.
4. This section is not intended to prohibit the temporary parking of commercial vehicles while they are being used to perform a service or make deliveries at the location where parked.
5. This section is not intended to prohibit the parking of vehicles within a garage within a residential district.

D. Off-Site Parking.
1. General. All or a portion of provided off-street parking for nonresidential uses may be provided off-site, in accordance with the provisions of this section. Required accessible parking spaces for persons with disabilities may not be located off site. Required parking for residential uses must be located on the same lot as the residential use to be served by the parking.
2. Location. Off-site parking areas must be located within a 500-foot radius of the use served by such parking, measured between the entrance of the use to be served and any portion of a parking space within the off-site parking lot. The off-site parking must be located in a zoning district that allows non-accessory parking or that allows the principal use that will be served by the parking. The 500-foot radius restriction does not apply to the MRMC campus. See Section 24.060.060B, footnote 2 for definition of MRMC campus.
3. Control of Off-Site Parking Area.
   a. The property to be occupied by the off-site parking facilities must be under the same ownership as the lot containing the use to be served by the parking. The off-site parking area may be under separate ownership only if a legal agreement is provided to the zoning administrator guaranteeing the long-term availability of the parking. The agreement must be in a form approved by the city attorney and recorded with the register of deeds.
   b. Off-site parking agreements are binding upon applicants, their successors and assigns. Amendments to off-site parking agreements require zoning administrator approval, based on whether the proposed amendment complies with all applicable zoning ordinance provisions.



c. Off-site parking privileges remain in effect only as long as the agreement, binding on all parties, remains in force. If an off-site parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this chapter.

Part XXVIII. The "Bicycle Parking" subsection 24.11.080 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and recreated to read as follows:

A. General. This section establishes regulations governing bicycle parking facilities.
B. Short-term Bicycle Parking.
   1. Purpose. Short-term bicycle parking is generally intended to serve the needs of cyclists who park their bicycles for short time periods, including customers, clients, students and other short-term visitors.
   2. Spaces Required. Short-term bicycle parking spaces are required in accordance with the following minimum ratios:

Short-term Bicycle Parking Spaces Req'd	
Multi-unit Residential	1 space per 20 dwelling units; 1 space min.
Commercial, Public and Civic	1 per 10 motor vehicle spaces; 1 space min.
Industrial	1 per 20 motor vehicle spaces; 1 space min.

3. Design and Location.
    a. General. Required bicycle parking spaces must:
        1) consist of bike racks or lockers that are anchored so that they cannot be easily removed;
        2) be of solid construction, resistant to rust, corrosion, hammers and saws;
        3) allow both the bicycle frame and the wheels to be locked with the bicycle in an upright position using a standard U-lock;
        4) be designed so as not to cause damage to the bicycle;
        5) facilitate easy locking without interference from or to adjacent bicycles; and
        6) be in highly visible, active, well-illuminated areas that do not interfere with pedestrian movements.
    b. Location. At least 50% of required bicycle parking spaces must be located within 50 feet of a customer entrance, and the remainder must be located within 100 feet of any entrance. If required bicycle parking spaces are not visible from the abutting street or the main customer entrance, signs must be posted indicating their location.
    c. Size. All required bicycle parking spaces must have minimum dimensions of 2 feet in width by 6 feet in length, with a minimum overhead vertical clearance of 7 feet.

C. Long-term Bicycle Parking.
1. Purpose. Long-term bicycle parking is generally intended to serve the needs of cyclists who park their bicycles for long time periods, including overnight and all-day parking, generally serving the needs of employees and residents.
2. Long-term Spaces Required. Long-term bicycle parking spaces are required in accordance with the following ratios:

Long-term bicycle parking spaces required	
Multi-Unit Residential	1 space per 4 dwelling units; 2 space min.
Commercial, Public and Civic	1 space per 6,000 sq. ft. gross floor area; 2 space min.
Industrial	1 space per 24,000 sq. ft. gross floor area; 2 space min.

3. The board of public works is authorized to approve a reduction in vehicle parking requirements for projects that provide additional long-term bicycle parking spaces.
4. Standards for long-term bicycle parking spaces. Long-term bicycle parking spaces must meet the following criteria:
    a. All required long-term bicycle parking spaces shall be located indoors, or in a location otherwise protected from weather and access by unauthorized persons, except at educational facilities or as otherwise approved by the Board of Public Works or Common Council;
    b. Indoor bicycle parking spaces must be located on the ground floor or in a location otherwise served by an elevator or ramp capable of transporting the bicycle(s) being stored;
    c. Long-term bicycle parking must provide bike racks or lockers anchored so that they cannot be easily removed or damaged, must allow both the bicycle frame and the wheels to be locked with the bicycle in an upright position, be designed so as not to cause damage to the bicycle, and facilitate easy locking without interference from or access to adjacent bicycles.

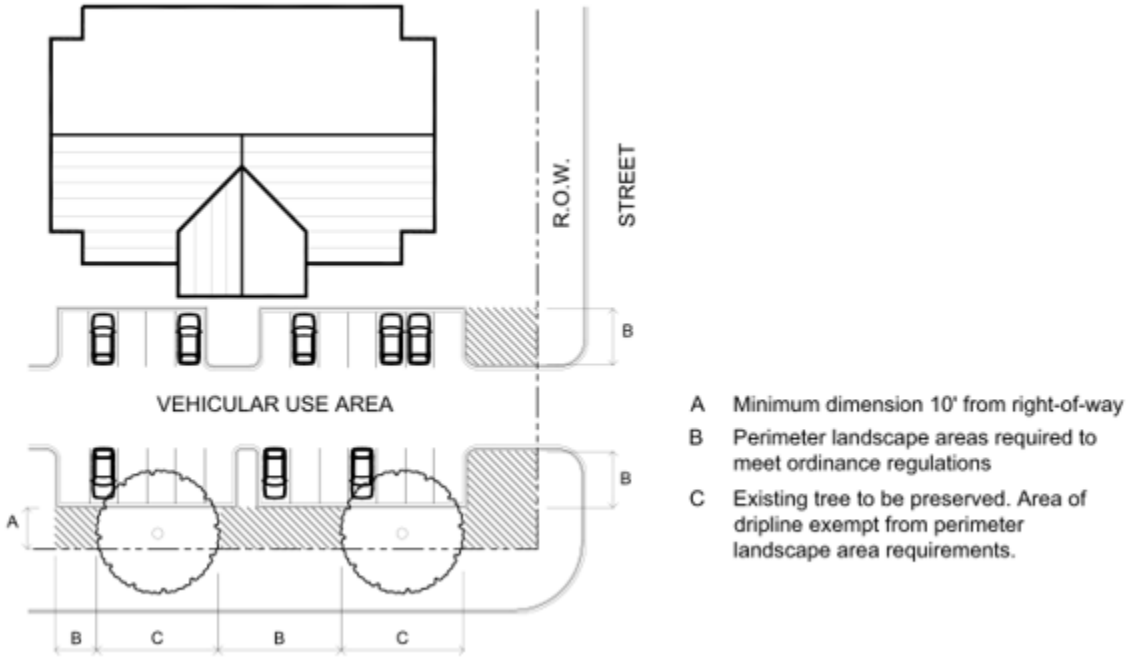
Part XXIX. The “Vehicle Loading and Unloading” section 24.11.120 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and recreated to read as follows:

A. Plans Required. Off-street loading plans must be submitted with site plans, conditional use permits and building permits involving any use required or proposing to provide off-street loading facilities. Plans must accurately designate the proposed off-street loading spaces, dimensions and clearance and access to the loading spaces. Plans for the design of loading areas are subject to approval by the city.

B. Location and Design. The following location and design regulations apply to all provided off-street loading facilities regardless of whether they are required to be provided by this zoning ordinance.
   1. Off-street loading facilities must be located on the same lot as the use served.
   2. All loading areas adjacent to a parcel within a residential zoning district shall be screened from view in accordance with the screening standards of Section 24.12.040.
   3. Loading spaces may not be located in a required front or side setback.
   4. Loading areas and access drives must be paved and maintained with concrete, asphalt, or similar material of sufficient thickness and consistency to support anticipated traffic volumes and weights.
   5. Each off-street loading space must be designed to provide a safe means of vehicular access to a street or alley in a manner which will least interfere with traffic movement and are subject to approval by the city.

Part XXX. The "Perimeter Vehicular Use Area Landscaping" subsection 24.12.020 of the Wauwatosa Municipal Code of Ordinances is hereby amended by modifying Section A as follows:

A. Applicability. Perimeter vehicular use area landscaping must be provided in accordance with the standards of this section when parking stalls are located within 100 feet of the right-of-way and when the stalls are part of any of the following:
   1. Any new construction of a parking lot must comply with the current requirements of this ordinance.
   2. Parking areas that are rehabilitated, reconstructed, or renovated are required to comply with current requirements of this ordinance. This includes any construction activity that alters the base course material and/or addition of curb that is not currently in place. Maintenance shall not be subject to this requirement and includes re-striping, patching, and resurfacing of an existing lot.
   3. When an existing vehicular use area is expanded by more than 1,750 square feet of additional paved area, in which case the requirements of this ordinance apply only to the expanded area if the original portion is only undergoing re-striping, patching, resurfacing or other construction activity that does not alter the base course in any way.
   4. When an existing approved parking lot is expanded by 50 percent or more, based on square footage, or 50 percent or more is renovated, reconfigured, or base material altered, the entire parking area shall be brought into compliance with the requirements of this ordinance. All expanded areas or renovated areas are considered cumulative.



Part XXXI. The "Screening" subsection 24.12.040 of the Wauwatosa Municipal Code of Ordinances is hereby amended by modifying section A1 and A2 to read as follows:

A. Features to Be Screened. The following features must be screened from view of public rights-of- way, public open spaces and from lots used or zoned for residential purposes.
   1. Ground-mounted Mechanical Equipment. All ground-mounted mechanical equipment over 30 inches in height, other than air conditioning units, solar panels, wind-energy or similar renewable energy devices, is subject to principal building setbacks and must be screened from view of all R-zoned properties by a solid fence, solid wall, dense hedge, within a neutral-colored cabinet, or combination of such features. The hedge, fence, or wall must be tall enough to screen the equipment. See Section 15.04.040 C.2.a. for air conditioning unit requirements.
   2. Roof-mounted Mechanical Equipment. Roof-mounted mechanical equipment (e.g., air conditioning, heating, cooling, ventilation, exhaust and similar equipment, but not solar panels, wind energy or similar renewable energy devices) over 30 inches in height must be screened from ground-level view of all R- and C-zoned properties in one of the following ways:
      a. A parapet along façades facing the that is as tall as the tallest part of the equipment;
      b. A solid screen around the equipment that is as tall as the tallest part of the equipment, with the screen an integral part of the building's architectural design; or
      c. An equipment setback from roof edges facing that is at least 3 feet in depth for each one foot of equipment height.
      d. An alternative solution may be approved by the Design Review Board.

Part XXXII. The "General Development Regulations" Index 24.14 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:

24.14.010 Fences And Walls
24.14.020 Intersection Visibility
24.14.030 Pedestrian Standards
24.14.040 Access To Nonresidential From Residential Zoning
24.14.045 Attached and Semi-Detached Building Design Standards
24.14.050 Exceptions

Part XXXIII. The "Pedestrian Standards" subsection 24.14.030 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:

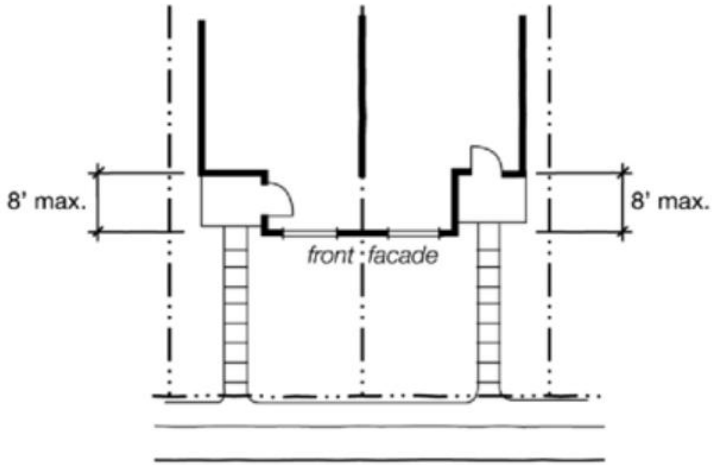
A. Purpose. The pedestrian standards of this section are intended to promote a safe, attractive and usable pedestrian circulation system as a part of all new developments.
B. Applicability. The pedestrian standards of this section apply to all new commercial, mixed-use and multi-unit residential developments.
C. Standards. An on-site pedestrian circulation system must be provided in accordance with the following requirements:
    1. Connection to the Street. The on-site pedestrian circulation system must connect all adjacent public rights-of-way to the main building entrance. The connection must follow a direct route and not involve significant out-of-direction travel for system users.
    2. Connection to Neighboring Areas. Where appropriate, the on-site pedestrian circulation system shall provide at least one connection to all adjacent properties. The connections must run to the property line and connect to existing paths or sidewalks on neighboring properties or to the likely location of future paths or sidewalks on those properties. If the zoning administrator determines that no paths or sidewalks exist on a neighboring property or it is not possible to determine the likely location of future path or sidewalk connections or extending a connection would create a safety hazard on either property, the zoning administrator is authorized to waive the connection requirement of this paragraph.
    3. Internal Connections. The on-site pedestrian circulation system must connect all buildings on the site and provide connections to other areas of the site likely to be used by pedestrians, such as parking areas, bicycle parking, recreational areas, common outdoor areas and pedestrian amenity features. The zoning administrator is authorized to waive the connection requirement if it would create a safety hazard.
    4. Design. Required on-site pedestrian circulation facilities must be designed and constructed in accordance with the following requirements:
        a. The on-site pedestrian circulation system must be at least 5 feet in width and surfaced with material of sufficient strength and durability to enable year-round use and effective maintenance.
        b. When the on-site pedestrian circulation system crosses driveways, parking areas or loading areas, it must be clearly differentiated through the use of elevation changes, a different paving material, striping, or other equally effective methods.
        c. When the on-site pedestrian circulation system is parallel and adjacent to an auto travel lane, it must be a raised path at least 6 inches above the auto travel lane surface or be separated from the auto travel lane by a raised curb, bollards, landscaping or another physical barrier. If a raised path is used, the ends of the raised portions must be equipped with accessible curb ramps.
        d. The on-site pedestrian circulation system must be illuminated to ensure that it can be used safely at night by employees, residents and customers. Lighting must be at height appropriate to a pedestrian pathway system.

Part XXXIV. Section 24.14.045 of the Wauwatosa Municipal Code of Ordinances is created to read in its entirety as follows:

24.14.045 Attached and Semi-Detached Building Design Standards.

A. General Provisions
   1. Purpose. The purpose of the attached and semi-detached building design standards is to:
      a. Ensure that the physical characteristics of proposed development are compatible with the context of surrounding areas,
      b. Preserve the unique visual character and streetscapes of Wauwatosa,
      c. Create unique and inspiring places that support the pedestrian experience and promote economic vitality, and
      d. Encourage creativity and innovation while avoiding obtrusive, incongruous structures.

B. Entry Treatment
   1. Each dwelling unit must have a separate ground-floor entrance that is clearly defined and highly visible on the building façade that faces a public street or a right-of-way other than an alley. The front door must be within 8 feet of the building's front façade. The door may be at any angle to the street as long as the other entrance standards are met.



   2. Each front entrance must include a porch or covered entry. A pedestrian walkway must connect each front entrance to the street. A door that leads directly into a garage does not qualify as a front entrance.

C. Glazing. Each attached and semi-detached house dwelling unit must provide windows or glazed area equal to at least 15% of the building façade that faces a public street or a right-of-way other than an alley. Glazing in (vehicle) garage doors do not count towards meeting these glazing requirements.

D. Building Modulation. The following façade modulation requirements apply to the front façade of all attached house structures when the buildings directly face a public street (other than an alley):
   1. Exterior walls may not exceed 32 feet in (horizontal) length without modulation.
   2. The modulation depth must be at least 2 feet.
   3. Modulation may be achieved through such techniques and features as:
      a. recessed or projecting wall offsets;
      b. entryways;

c. porch or canopy structures including columns or piers;
d. balconies;
e. dormers; or
f. other prominent architectural features that serve to provide dimension and break up large expanses of wall area.

Part XXXV. The “General” subsection 24.15.010 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:

A. Description. Nonconformities, which are sometimes referred to as "legal nonconformities," are lots, uses and structures that were lawfully established but no longer comply with one or more requirements of this zoning ordinance because of the adoption of new or amended regulations. This chapter contains the regulations governing such situations.
B. Intent. Occasionally, lots, uses and structures that were lawfully established (i.e., in compliance with all regulations in effect at the time of their establishment) have been made nonconforming because of changes in the zoning regulations that apply to the subject property (e.g., through zoning map amendments or amendments to the text of this zoning ordinance) or because of other governmental action (e.g., through right-of-way acquisition). The regulations of this chapter are intended to clarify the effect of such nonconforming status and avoid confusion with "illegal" buildings and uses (those established in violation of applicable zoning regulations). The regulations of this chapter are also intended to:
   1. recognize the interests of landowners in continuing to use their property for uses and activities that were lawfully established;
   2. promote maintenance, reuse and rehabilitation of existing buildings; and
   3. place reasonable limits on nonconformities that have the potential to adversely affect surrounding properties.
C. Authority to Continue. Any nonconformity that existed on the effective date specified in Section 24.01.020 or any situation that becomes nonconforming upon adoption of any amendment to this zoning ordinance may be continued in accordance with the regulations of this chapter unless otherwise expressly stated.
D. Determination of Nonconformity Status.
   1. The burden of proving that a nonconformity exists (as opposed to a violation of this zoning ordinance) rests entirely with the subject owner.
   2. The zoning administrator is authorized to determine whether adequate proof of nonconforming status has been provided by the subject owner.
   3. Building permits, zoning certificates, lawfully recorded plats, aerial photography owned by the city and other official government records that indicate lawful establishment of the use, lot or structure constitute conclusive evidence of nonconforming status. If such forms of conclusive evidence are not available, the applicant may submit and the zoning administrator may consider other forms of evidence to document nonconforming status. Examples of commonly available evidence include:
      a. professional registrations or business licenses;
      b. utility billing records;
      c. rent records;
      d. advertisements in dated publications;
      e. listings in telephone or business directories; and
      f. notarized affidavits affirming the date of lawful establishment of the use, lot or structure.
   4. Appeals of the zoning administrator's decision on nonconforming status determinations may be appealed in accordance with Section 24.16.110.
E. Repairs and Maintenance.
   1. Nonconformities must be maintained to be safe and in good repair.
   2. Repairs and normal maintenance necessary to keep a nonconformity in sound condition are permitted unless the work increases the extent of the

nonconformity or is otherwise expressly prohibited by this zoning ordinance.

3. Nothing in this chapter is intended to prevent nonconformities from being structurally strengthened or restored to a safe condition in accordance with an order from a duly authorized order of a public official.

F. Change of Tenancy or Ownership. Nonconforming status runs with the land and is not affected by changes of tenancy, ownership, or management.

G. Exceptions. The zoning administrator is authorized to grant exceptions as appropriate in order to respond to external factors impacting construction, or as required by law.

Part XXXVI. The "Procedures" Index 24.16 of Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:

24.16.010 Common Provisions
24.16.020 Zoning Ordinance Text Amendments
24.16.030 Zoning Map Amendments (Rezonings)
24.16.040 Conditional Use Permits
24.16.050 Planned Unit Developments
24.16.060 Variances
24.16.070 Building Permits
24.16.080 Designation Of Historic Sites And Structures
24.16.090 Historic Overlay Districts
24.16.100 Certificates Of Appropriateness
24.16.110 Appeals Of Administrative Decisions
24.16.120 Comprehensive Plan Amendment

Part XXXVII. The "Common Provisions" subsection 24.16.010 of the Wauwatosa Municipal Code of Ordinances is hereby modified in Section A to read as follows:

A. Summary of Review and Decision-making Authority. The following table provides a summary of review and decision-making authority.

	ZA	DRB	HPC	BZA	PC	CC[1]
Zoning Text and Map Amendments, Comprehensive Plan Amendment	—	—	—	—	R	<DM>
Conditional Use Permits	—	—	—	—	R	<DM>
Planned Unit Developments						
Preliminary Development Plan	—	—	—	—	R	<DM>
Final Development Plan	DM	R	—	—	—	—
Variances	—	—	—	<DM>	—	—

Historic (Site/Structure) Designation	—	—	<R>	—	R	<DM>
Historic Overlay Zoning Map Amendment	—	—	<R>	—	R	<DM>
Certificates of Appropriateness	—	—	<DM>	—	—	—
Appeals of Administrative Decisions	—	—	—	<DM>	—	—
Temporary Use	DM	—	See also Section 24.10.080			

[1]Committee review may be required before common council action (see also Section 2.24.030 of the city code of ordinances).

CC = common council PC = plan commission
BZA = board of zoning appeals
HPC = historic preservation commission ZA = zoning administrator
R = review and recommendation
DM = decision-making body (final decision)
< > = public hearing required

Part XXXVIII. The "Zoning Map Amendments (Rezonings)" subsection 24.16.030 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and recreated from sections D-G to read as follows:

D. Plan Commission Recommendation. Following the required public hearing before the common council, proposed zoning map amendments must be referred to the plan commission. Following review of the proposed zoning map amendment, the plan commission must act by simple majority vote to recommend that the proposed zoning map amendment be approved, approved with modifications, or denied. The plan commission's recommendation must be transmitted to the common council.
E. Common Council Hearing and Decision.
    1. Upon receipt of recommendations from the plan commission, the common council may act to approve, approve with modifications (e.g., reducing the land area involved in the rezoning or recommending another less intensive zoning classification) or deny the proposed zoning map amendment. If plan commission recommendation has not been forwarded to the common council within 60 days of referral of the proposed zoning map amendment to the plan commission, the common council may act without receipt of the recommendation.
    2. Final action on a zoning map amendment by the common council requires a simple majority vote.
F. Review Criteria and Standards. Zoning map amendments are legislative decisions of the common council based on their consideration of the public health, safety and general welfare.
G. Successive Applications. Upon disapproval of a zoning map amendment by the common council, no zoning map amendment petition requesting the same or more intensive zoning on the same or similar property may be filed for or accepted for processing by the city for 6 months from the date of final action by the common council.

Part XXXIX. The “Conditional Use Permits” subsection 24.16.040 of the Wauwatosa Municipal Code of Ordinances is hereby amended from sections E-J to read as follows:

E. Plan Commission Recommendation. Following the close of the public hearing before the common council, proposed conditional use permits must be referred to the plan commission. The plan commission must act by simple majority vote to recommend that the conditional use permit be approved, approved with modifications, or denied. The plan commission's recommendation must be transmitted to the common council.

F. Common Council Decision.
   1. Following receipt of recommendations from the plan commission, the common council may act to approve, approve with conditions or deny the conditional use permit. If the plan commission's recommendation has not been forwarded to the common council within 60 days of referral of the proposed condition[al] use to the plan commission, the common council may act without receipt of the recommendation.
   2. Final action on a conditional use permit by the common council requires a simple majority vote.

G. General Review Criteria and Standards. The common council may authorize the zoning administrator to issue a conditional use permit if the common council finds that the following conditions exist and so indicates in the minutes of its proceedings:
   1. that the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare;
   2. that the uses, values and enjoyment of surrounding properties for purposes already permitted in the district will not be substantially impaired or diminished by the establishment, maintenance or operation of the conditional use;
   3. that establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district;
   4. that adequate utilities, access roads, drainage and other necessary improvements have been or are being provided;
   5. that adequate measures have been or will be taken to provide ingress and egress that will minimize on- and off-site traffic congestion; and
   6. that the conditional use complies with all applicable regulations of the subject zoning district.

H. Successive Applications. Upon disapproval of a conditional use permit by the common council, no similar conditional use permit application for the same or similar property may be filed or accepted for processing by the city for 12 months from the date of final action by the common council.

I. Lapse of Approval. A Conditional Use will lapse and have no further effect 18 months after it is approved by the Common Council, unless:
   1. a building permit has been issued (if required) or development is commenced;
   2. the use or structure has been lawfully established; or
   3. unless a different lapse of approval period or point of expiration has been expressly established by the Common Council.

J. Amendments. No modification or alteration of any conditional use permit approved pursuant to this section will be permitted unless approved by the Common Council.
   1. Any application for an alteration, extension or other modification will be filed and processed as an original application under this section.
   2. Alterations and modifications shall be subject to the same standards and criteria as original applications and shall be in conformance with all the provisions of this section.
   3. Minor Deviations. Minor deviations to conditional uses including maintenance, repair, or renovation of existing buildings, structures or improvements and alterations, extensions, or other modifications of such uses that do not increase, intensify, expand, substantially change the character of the conditional use, or adversely affect adjacent property or property owners may be authorized by the zoning administrator and do not require approval by the common council.

Part XL. The “Planned Unit Developments” subsection 24.16.050 of the Wauwatosa Municipal Code of Ordinances is hereby amended in Sections C-E to read as follows:

C. Preliminary Development Plans. At the option of the applicant, the preliminary development plan may serve also as the preliminary subdivision plat if such intention is declared before the plan commission's hearing and if the plans include all information required for preliminary plats and preliminary development plans.

1. Preapplication Meetings. Before submitting a PUD application, the applicant must schedule a meeting with the zoning administrator to discuss the proposed plan and the required process. The zoning administrator is responsible for coordinating the involvement of other relevant city departments in the preapplication meeting. The applicant must also hold a neighborhood meeting, with invitations mailed to all property owners within 200 feet of the subject property, alderpersons of the district, and the zoning administrator.
2. Application Contents. An application for a preliminary development plan must contain all items of information specified in the pre-application meeting including proof of holding a neighborhood meeting prior to application submission.
3. Application Filing. Complete applications for preliminary development plan approval must be filed with the zoning administrator at the same time that the /PUD zoning map amendment application is filed. Preliminary development plan applications may be filed only by the common council, the plan commission or by petition of an eligible applicant or an eligible applicant's authorized agent (See Section 24.16.010C.1). Upon receipt of the completed application, planning staff shall schedule a public hearing before the common council and prepare appropriate notice and publications.
4. Notice of Hearing. The common council must hold a public hearing on the proposed preliminary development plan and/or /PUD zoning map amendment.
    a. Class 2 notice of the common council's required public hearing on a zoning map amendment must be published in accordance with chapter 985 of the Wisconsin Statutes.
    b. Notice must be mailed to all of the following at least 7 days before the common council's required public hearing:
        1) the subject property owner;
        2) all owners and occupants (when data available) of property within 300 feet of the subject property; and
        3) the clerk of any municipality with corporate limits that abut the subject property.
    c. The applicant must post signage in a format provided by the city in a prominent location on the development site for the duration of the approval process.
5. Following the required public hearing before the common council, PUD preliminary development plans must be referred to the plan commission with the /PUD zoning map amendment, if such map amendment is required. Following review of the proposed zoning map amendment and/or preliminary development plan, the plan commission must act by simple majority vote to recommend that the proposed zoning map amendment and/or preliminary development plan be approved, approved with modifications, or denied. The plan commission's recommendation must be transmitted to the common council.
6. Common Council Hearing and Decision.
    a. Upon receipt of recommendations from the plan commission, the common council act to approve, approve with modifications (e.g., reducing the land area involved in the rezoning or recommending another less intensive zoning classification) or deny the proposed preliminary development plan and/or /PUD zoning map amendment, as required. If plan commission recommendation has not been forwarded to the common council within 60 days of referral of the proposed preliminary development plan and/or /PUD zoning map amendment to the plan commission, the common council may act without receipt of the recommendation.
    b. Final action on a /PUD zoning map amendment by the common council requires a simple majority vote.
7. Review Criteria. Zoning map amendments are legislative decisions of the common council based on their consideration of the public, health, safety and general welfare.
8. Lapse of Approval.
    a. If the subject landowner fails to file an application for PUD final development plan approval within two years of the date of PUD preliminary development plan approval, the landowner may request an extension for a period of up to one year. If the landowner does not request such an

extension, or if the landowner does not file an application for a PUD final development plan within the 1-year extension period, approval of the PUD preliminary development plan will lapse and be of no further effect.

b. For projects to be developed in phases, phase limits must be shown on the preliminary development plan. The common council may impose conditions upon the phasing plan as deemed necessary to ensure orderly development, including requirements for financial guarantees ensuring construction of all required improvements.

D. Final Development Plans.

1. Application Filing. Final development plan applications must be filed with the zoning administrator before the lapse of a preliminary development plan.
2. Design Review Board's Recommendation. PUD final development plans must be referred to the design review board. The design review board must review the final development plan and vote to recommend that the final development plan be approved, approved with modifications, or denied. The design review board's recommendation must be transmitted to the zoning administrator.
3. Zoning Administrator Decision. Following receipt of recommendations from the design review board, the zoning administrator may act to approve, approve with conditions or deny the final development plan. If the design review board has received all the required items of information in the final development plan, but has not forwarded a recommendation to the zoning administrator within 60 days of referral of the final development plan to the design review board, the zoning administrator may act without receipt of the recommendation.
4. Review Criteria. In reviewing PUD final development plans, the zoning administrator must confirm the submitted final development conforms with the approved preliminary development plan, any conditions imposed on that plan or any applicable regulations of this zoning ordinance. If the zoning administrator determines that the PUD final development plan does not conform with the approved preliminary development plan, any conditions imposed on that plan or any applicable regulations of this zoning ordinance, the PUD final development plan shall be referred to plan commission for approval, approval with conditions, or denial.
5. Lapse of Approval.
   a. In the event the landowner fails to commence development shown on the final development plan within two years after final approval has been granted, then such final approval will lapse and be of no further effect unless the time period is extended by the common council upon written application by the landowner.
   b. Requests for extensions must be submitted to the zoning administrator.
   c. In the event of lapse of approval, approved PUD plans have no further effect and the regulations of the underlying zoning govern.

E. Amendments.

1. Amendment Determination. The zoning administrator is authorized to determine whether a proposed PUD amendment constitutes a minor or major amendment.
2. Major Amendments. Major amendments may be approved only through the procedure required for approval of the PUD in Section 24.16.050C. A major amendment is one that constitutes a material change to the approved final development plan that is likely to create more significant adverse impacts on surrounding property owners or the community as a whole, such as:
   a. increases in the number of dwelling units or floor area over 10%;
   b. reductions in the amount of land area set aside as open space, recreation area or natural resource conservation area; or
   c. failure to provide public amenities or public benefit features approved as part of the PUD.
3. Minor Amendments. The zoning administrator is authorized to approve minor PUD amendments through the approval of an amended final development plan, in accordance with the procedures of Section 24.16.050D. A minor amendment is a change that constitutes a minor modification to the approved Final Development Plan, will not result in adverse impacts to surrounding property owners or the broader community, and maintains the spirit and intent of the original Final Development Plan, such as:

a. Increases or decreases in floor area of 10% or less;
b. Increases in the number of residential dwelling units of 10% or less;
c. Modifications to approved signage that do not increase allowable sign square footage as approved per the Final PUD;
d. Land use changes where the new land use is permitted under the base zone and/or obtains all required permits under the base zone (i.e. Conditional Use permit, etc.).

Amendments that do not meet the above criteria shall be considered Major Amendments and are subject to the review criteria in Section 24.16.050E.2.

Part XLI. The "Building Permits" subsection 24.16.070 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and recreated to read as follows:

No permit for the use of land or buildings may be issued under Chapter 15 unless Building & Safety Manager has certified, after examination of the site and proposed building plans, that it complies with all provisions of this zoning ordinance.

Part XLII. The "Designation of Historic Sites and Structures" subsection 24.16.080 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and recreated from sections F-J to read as follows:

F. Historic Preservation Commission Hearing and Recommendation.
   1. Upon receipt of a complete application/nomination form, the historic preservation commission must hold a hearing on the proposed historic designation. In addition to allowing comments from all notified persons, the historic preservation commission may hear expert witnesses. They also have the power to subpoena witnesses and records as deemed necessary. The commission may also conduct an independent investigation into the proposed designation.
   2. No more than 10 days after the close of the hearing, the historic preservation commission must act by simple majority vote to recommend that the proposed historic site or structure designation be approved, approved with modifications or denied. The historic preservation commission's recommendation must be transmitted to the common council.

G. Common Council Hearing and Decision.
   1. Upon receipt of recommendations from the historic preservation commission, the common council may act to approve, approve with modifications or deny the proposed historic designation.
   2. Final action on a historic designation by the common council requires a simple majority vote. Designation Criteria. Historic site or structure designations may be applied to site, structures or improvements of particular historic, architectural, archeological or cultural significance to the city such as those that:

H. Designation Criteria. Historic site or structure designations may be applied to site, structures or improvements of particular historic, architectural, archeological or cultural significance to the city such as those that:
   1. exemplify or reflect the broad cultural, political, economic or social history of the nation, state or community;
   2. are identified with historic personages or with important events in national, state or local history;
   3. embody the distinguishing characteristics of an architectural type or specimen inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship;
   4. are representative of the notable work of a master building [builder], designer or architect who influenced the person's age; or
   5. have yielded, or may be likely to yield, information important to prehistory or history.

I. Notice of Action. After the designation has been approved by the common council, notification must be sent to the subject property owner. Notification must also be given to the city clerk, building department, plan commission and the city assessor.

J. Recordation. Upon approval of a historic designation of a site or a structure, such designation must be recorded with the register of deeds.

Part XLIII. The "Historic Overlay Districts" subsection 24.16.090 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and recreated from sections F-J to read as follows:

F. Historic Preservation Commission Hearing and Recommendation. Upon receipt of a complete application/nomination form, the historic preservation commission must hold a hearing on the proposed historic overlay zoning designation. Following the close of the hearing, the historic preservation commission must act by simple majority vote to withhold a recommendation or to recommend that the proposed overlay zoning amendment be approved, approved with modifications or denied. The historic preservation commission's recommendation must be transmitted to the plan commission and common council.

G. Plan Commission Recommendation. Proposed historic overlay zoning map amendments must be referred to the plan commission. Following review of the proposed historic overlay zoning map amendment, the plan commission must act by simple majority vote to recommend that the proposed zoning map amendment be approved, approved with modifications, or denied. The plan commission's recommendation must be transmitted to the common council within 30 days of the date of their review.

H. Common Council Hearing and Decision.
   1. Upon receipt of recommendations from the historic preservation commission and plan commission, the common council must hold a hearing on the proposed historic overlay zoning map amendment. Following the close of the hearing, the common council may act to approve, approve with modifications (e.g., reducing the land area involved in the rezoning or recommending another less intensive zoning classification) or deny the proposed zoning map amendment.
   2. Final action on an historic overlay zoning map amendment by the common council requires a simple majority vote.

I. Designation Criteria. Historic site or structure designations may be applied to site, structures or improvements of particular historic, architectural, archeological or cultural significance to the city such as those that:
   1. exemplify or reflect the broad cultural, political, economic or social history of the nation, state or community;
   2. are identified with historic personages or with important events in national, state or local history;
   3. embody the distinguishing characteristics of an architectural type or specimen inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship;
   4. are representative of the notable work of a master building [builder], designer or architect who influenced the person's age; or
   5. have yielded, or may be likely to yield, information important to prehistory or history.

J. Recordation. Upon approval of a historic designation of a site or a structure, such designation must be recorded with the register of deeds.

Part XLIV. Section 24.16.120 of the Wauwatosa Municipal Code of Ordinances is created to read in its entirety as follows:

<u>24.16.120 Comprehensive Plan Amendment</u>

A. Applicability. The procedures of State Statutes 66.1001 must be used for a comprehensive plan amendment.

B. Authority to Initiate. Amendments may be initiated by the common council, the plan commission or by petition of an eligible applicant or an eligible applicant's authorized agent (See Section 24.16.010C.1).

C. Application Filing. Comprehensive plan amendment applications must be filed with the zoning administrator.

Part XLV. The "Administration and Enforcement" Index 24.17 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and recreated to read as follows:

24.17.010 Review And Decision-Making Bodies
24.17.020 Violations, Penalties And Enforcement
24.17.030 Affordable Housing Incentives

Part XLVI. Section 24.17.030 of the Wauwatosa Municipal Code of Ordinances is created in its entirety to read as follows:

24.17.030 Affordable Housing Incentives

A. Purpose and Applicability
   1. Purpose. The purpose of the affordable housing incentives is to support and promote the development of dwelling units that are affordable to households making 80 percent or less and 60 percent or less than the average median income (AMI) for the Milwaukee, Waukesha, and West Allis region, as established by the US Department of Housing & Urban Development (HUD).
   2. Applicability. The affordable housing incentives may be utilized per residential use type or district, as detailed in Section 24.17.030D, where a specified number of dwelling units are deed restricted affordable to households making 80% or less or 60% or less than the average median income (AMI) for the Milwaukee, Waukesha, and West Allis region, as established by the US Department of Housing & Urban Development (HUD).

B. Affordable Unit Standards. Dwelling units designated as affordable shall be comparable in finishes and size and have access to the same services and amenities as market rate dwelling units on the same development site.

C. Type of Affordability Requirements
   1. Affordability Requirement Type 1. 30% of dwelling units in the development site shall be deed restricted affordable to households making 80% or less than the average median income (AMI) for the Milwaukee, Waukesha, and West Allis region, as established by the US Department of Housing & Urban Development (HUD) for a minimum of 30 years.
   2. Affordability Requirement Type 2. 20% of dwelling units in the development site shall be deed restricted affordable to households making 60% or less than the average median income (AMI) for the Milwaukee, Waukesha, and West Allis region, as established by the US Department of Housing & Urban Development (HUD) for a minimum of 30 years.
   3. Affordability Requirement Type 2. 10% of dwelling units in the development site shall be deed restricted affordable to households making 60% or less than the average median income (AMI) for the Milwaukee, Waukesha, and West Allis region, as established by the US Department of Housing & Urban Development (HUD) for a minimum of 30 years.

D. Types of Affordable Housing Incentives. Projects providing affordable housing in accordance with the standards of this section may utilize up to two of the following affordable housing incentives. Projects providing 50% or more of the dwelling units at the specified affordability levels may utilize up to three of the following affordable housing incentives.

Types of Affordable Housing Incentives			
Use	**District(s)**	**Incentive**	**Applicable Affordability Requirement Type(s)**
Cottage Court	R-2; R-4; R-8; MID-RES; MID-TRN	Option 1: A minimum of four and maximum of 20 dwelling units may be allowed per cottage court. The maximum allowed square footage per building may be increased to 2,700 square feet.	2; 3
		Option 2: The maximum allowed square footage per building may be increased to 2,700 square feet.	2; 3
Multi-unit Building	CO; C2; SP-MED	Minimum parking spaces may be reduced to 0.5 spaces per unit.	1
Mixed-Use, Vertical only	C1; C2; SP-RP; MID-TRN; MID-MIX	Minimum parking spaces for the residential portion of the development may be reduced to 0.5 spaces per unit.	1

Part XLVII. The “Definitions” subsection 24.18.020 of the Wauwatosa Municipal Code of Ordinances is hereby amended by modifying the following terms:

"Fence, Solid." A fence, including solid entrance and exit gates, that effectively conceals from viewers in or on adjoining properties and streets, materials stored and operations conducted behind it. See also Section 15.28 Fences.

"Lot Line, Front." See Section 24.18.030E.1.d.

Part XLVIII. The “Definitions” subsection 24.18.020 of the Wauwatosa Municipal Code of Ordinances is hereby amended by adding the following terms:

"Accessory Dwelling Unit." A separate dwelling unit within a detached house, semi-detached house or attached house or a separate dwelling unit that occupies an accessory building that shares a lot with a detached house, semi-attached house, attached house, or two-unit house. As the name implies, accessory dwelling units are an accessory use to the principal use of the property (i.e., the principal dwelling unit). (See also the Accessory Dwelling Unit regulations of Sec. 24.10.075)

“Artisan Manufacturing.” A fully indoor small-scale business that produces goods or specialty foods, primarily for direct sales to consumers, such as artisan leather, glass, wood, paper, ceramic, textile and yarn products, specialty foods and baked goods. This land use includes the design, processing, fabrication,

assembly, treatment and packaging of products; as well as the incidental storage, sales and distribution of such products. This land use does not include uses producing noise, odor, vibration, or similar impacts perceivable by the natural senses outside of the structure or portion of the structure where the use is located.

“Attached House.” A residential building containing three or more dwelling units, each located on its own lot with a common or abutting wall along shared lot lines. Each dwelling unit has its own external entrance.

“Cottage Court.” A residential development of small-scale, detached dwelling units located on a single lot or individual lots and arranged around a shared court visible from the street.

“Detached House.” A principal residential building containing one dwelling unit located on a single lot with private yards on all sides.

“Educational Facility Housing.” A residential building or group of buildings owned or managed by a college, university, or other institution of higher education, or by a private entity under agreement with the institution.

“General Commercial.” A place of business providing the sale and display of goods or sale of services directly to the consumer, with goods, including prepared foods and catering service, available for immediate purchase and removal from the premises by the purchaser.

“Group Living.” Residential occupancy of a dwelling by other than a "household," typically providing communal kitchen/dining facilities. Examples of group living uses include but are not limited to fraternities, sororities, convents, monasteries and nursing homes.

1. Adult Family Home. See Section 50.01(1), Wisconsin Statutes.
2. Community Living Arrangement. See Section 46.03(22), Wisconsin Statutes.
3. Foster Home/Treatment Foster Home. See Sections 48.02(6) and 48.02(17q), Wisconsin Statutes.

“Live-Work Unit.” An attached residential building type with a small commercial enterprise on the ground floor and a residential unit above or behind with a common tenant in both spaces.

“Meeting/Recreation/Event Facility.” A building for the: hosting of parties, meetings, banquets, and conferences, other events; viewing, partaking in, and/or experiencing an amusement, including but not limited to movie theaters, arenas, athletic facilities, and performing arts venues; and programming, production, presentation, exhibition of any of the arts and cultural disciplines, including auditoriums, galleries, museums, and libraries. This use excludes explicit establishments.

“Mixed-use Building, Vertical.” A building in which commercial uses occupy the ground floor and dwelling units occupy at one or more upper floors.

“Mixed-use Building, Horizontal.” A development in which commercial and residential uses are located in separate buildings on the same site or within a cohesive development plan. Uses may be arranged side-by-side, in adjacent structures, or across a unified site design.

“Multi-unit Residential Building.” A residential building containing 5 or more dwelling units that share common walls and/or common floors/ceilings.

“Personal Services.” An establishment primarily engaged in providing individual services generally related to personal needs or cosmetic services, such as

hair and nail salons, barber shops, clothing alterations, shoe repair, tattoo shops, weight loss centers, makeup services, gyms, dance studios, music and/or art studios, and laundry services.

"Semi-Detached House." A residential building containing two dwelling units, each located on its own lot with a common or abutting wall along shared lot lines. Each dwelling unit has its own external entrance.

"Three-/ Four-unit House." A residential building containing three or four dwelling units, all located on the same single lot (also referred to as a "triplex" or a "quadplex"). The dwelling units are attached and may be arranged vertically (on separate floors), horizontally (side-by-side), or a combination of both.

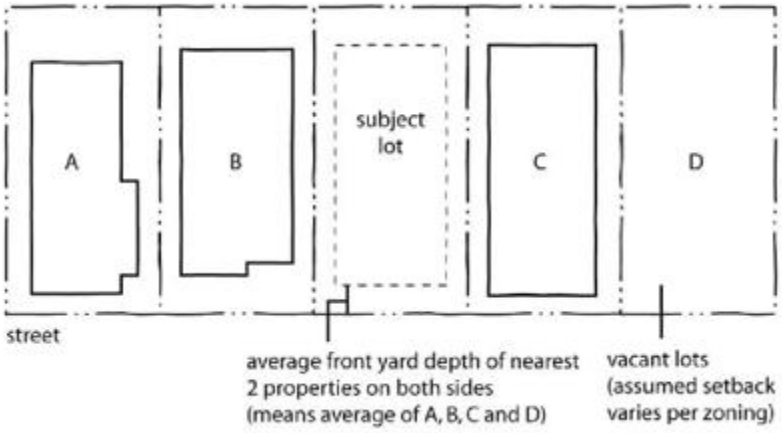
"Two-unit House." A residential building containing two dwelling units, both of which are located on the same single lot (also referred to as a "duplex" or "two-flat"). The dwelling units within a two-unit building are attached and may be located on separate floors or side-by-side

Part XLIX. The "Measurements and Exceptions" subsection 24.18.030 of the Wauwatosa Municipal Code of Ordinances is hereby amended by modifying sections E and F to read as follows:

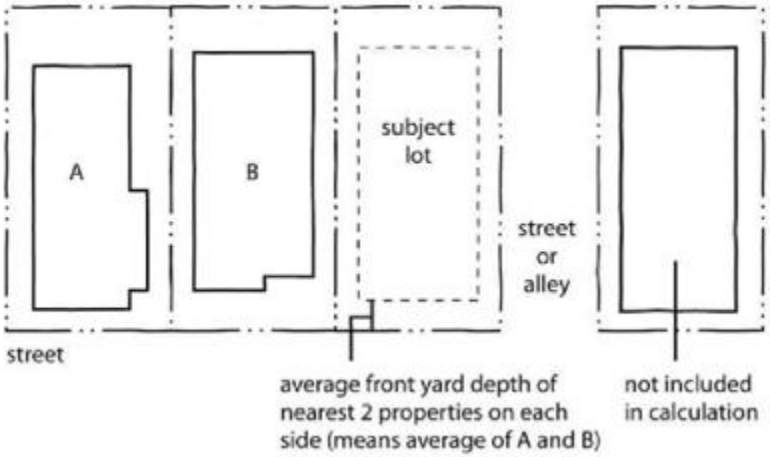
E. Setbacks.

1. Front and Street Side Setbacks.
    a. Measurement. Front and street side setbacks are measured from the existing right-of-way line to the closest point of the building or structure.
    b. Permitted Obstructions/Encroachments. Front and street side setbacks must be unobstructed and unoccupied from the ground to the sky except as expressly allowed in Section 24.18.030F.
    c. Double Frontage (Through) Lots. On double-frontage lots, front setback requirements apply to both (opposing) street frontages.
    d. Determining the Front of a Lot. For lots in residential zoning districts, the front is the side of the lot that is along a street. In the case of a corner lot, the narrowest side fronting on the street shall be considered to be the front of the lot. In the case of a corner lot with equal sides, the side facing the street having the greatest frontage shall be considered to be the front of the lot. For lots in nonresidential zoning districts, the front is the side of the lot along the major street as determined by the zoning administrator.
    e. Exceptions for Established Setbacks. When existing buildings are closer to the front property line than the required front setback, additions to existing buildings may be constructed to the existing front setback provided they do not encroach any closer to the front property line. When existing buildings on one or more abutting lots are closer to the street (front or street side) property line than the otherwise required setback, construction of new buildings on the subject lot may comply with the average street yard depth that exists on the nearest 2 lots on either side of the subject lot instead of complying with the zoning district's minimum street setback requirement.

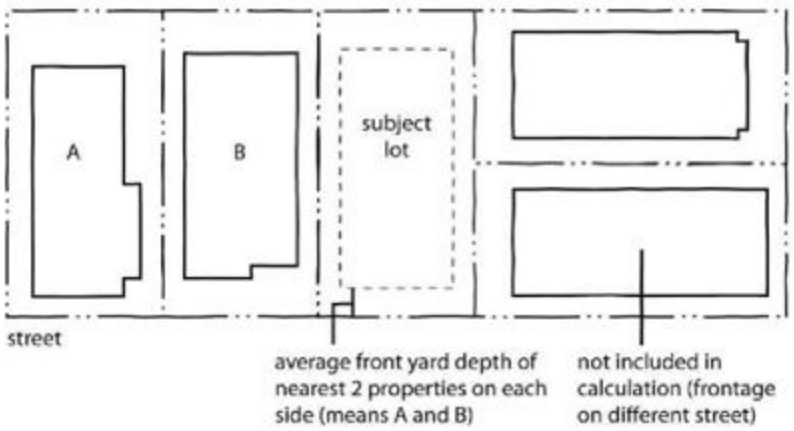
        (1) If one or more of the lots required to be included in the averaging calculation is vacant, that vacant lot will be deemed to have a street yard depth equal to the minimum street setback requirement of the subject zoning district.



(2) Lots with frontage on a different street than the subject lot or that are separated from the subject lot by a street or alley may not be used in computing the average.



(3) When the subject lot is a corner lot, the average street yard depth will be computed on the basis of the nearest 2 lots with frontage on the same street as the subject lot.



(4) When the subject lot abuts a corner lot with frontage on the same street, the average front yard depth will be computed on the basis of the abutting corner lot and the nearest 2 lots with frontage on the same street as the subject lot.

2. Rear Setbacks.
   a. Measurement. Rear setbacks are measured from the rear property line to the closest point of the building.
   b. Permitted Obstructions/Encroachments. Rear setbacks must be unobstructed and unoccupied from the ground to the sky except as expressly allowed in Section 24.18.030F.
   c. Through Lots. On through lots both (opposing) street lines are considered front property lines and front setback requirements apply.
3. Side Setbacks.
   a. Measurement. Side setbacks are measured from the interior (non-street) side property line to the closest point of the building.
   b. Permitted Obstructions/Encroachments. Side setbacks must be unobstructed and unoccupied from the ground to the sky except as expressly allowed in Section 24.18.030F.

F. Features Allowed to Encroach in Required Setbacks.
   1. Residential Zoning Districts. Required setbacks in residential zoning districts must be unobstructed and unoccupied from the ground to the sky except that features are allowed to encroach into required setbacks to the extent indicated in the following table:

Obstruction/Feature	**Residential District Setback**			
	Front	**Rear**	**Interior Side**	**Street Side**
Arches		P	P	
Awnings	P[12]	P	P[8]	P[8]
Balconies		P		

Belt courses	P[9]	P[9]	P[9]	P[9]
Cornices	P	P	P	P
Exiting stairs and landing, minimum required by building code	P	P	P	P
Fences	-	P[2]	P[2]	P[2]
Fire escapes, open	-	-	-	-
Flag poles	P	P	P	P
Garages, detached and carports	-	P[1]	P[13]	-
Geothermal heat pumps and geothermal heat exchange systems (max. 4 feet height)	-	P	P	-
Laundry drying equipment	-	P	-	-
Nameplates	P	P	P	P
Parking spaces (required, open)	-	P	-	-
Ornamental features, attached (includes chimney)	P[5]	P[5]	P[5]	P[5]
Ornamental features, detached	P[9]	P[9]	P[9]	P[9]
Ornamental light standards	P	P	P	P
Outdoor fireplaces	-	P[1]	-	-
Patio, at grade	P	P	P	P
Pergolas/arbors	-	P[1]	-	-
Playhouses & play structures	-	P[1]	-	-
Planter boxes, landscape or stormwater	P[4]	P[4]	P[4]	P[4]
Porch (Entrance)	P [16]	-	-	-
Roof overhangs	P[5]	P[5]	P[5]	P[5]
Signs	P[10]	-	-	P[10]
Sills	P	P	P	P

Solar or wind energy systems, building-mounted (see also sec. 24.10.030)	-	P	P	-
Solar or wind energy systems, ground-mounted (see also sec. 24.10.030)	-	P	P	-
Swimming pools and tennis courts	-	P	-	-
Tool sheds, detached or attached	-	P[1]	-	-
Trellises	P[14]	P[14]	P[14]	P[14] [15]
Water collection cisterns	P[4]	P	P	P[4]
Wheelchair lifts & ramps	P	P	P	P
Wing walls	P[9]	P[9]	P[9]	P[9]

P = Permitted setback obstruction

- = Prohibited setback obstruction

[1] Must comply with accessory structure setbacks.

[2] See Chapter 15.28 of the city code of ordinances.

[3] Not more than 4.5 feet above grade if located more than 2.5 feet into a required setback.

[4] 5 feet maximum—not more than 4.5 feet above grade.

[5] 2 feet maximum into minimum required setback.

[6] 4 feet maximum into minimum required setback.

[7] 1 foot maximum into minimum required setback.

[8] 3 feet maximum into minimum required setback.

[9] Not more than 4.5 feet above grade.

[10] See Chapter 15.14 of the city code of ordinances.

[11] Not closer than 10 feet to any side or rear lot line.

[12] 6 feet maximum into minimum required setback.

[13] Minimum side setback required for side of principal structure on which the proposed garage/carport would be constructed.

[14] Trellis units must be separated by a distance that equals their width.

[15] On side yards abutting a street, a trellis may be placed in street side yard, provided that it is at least 18 inches from the street side property line and complies with intersection visibility regulations of Section 24.14.020.

[16] Must be open on at least three sides, with exception to railing, and may contain an elevated deck at level with the front door. May project 6 feet maximum into required front yard setback. If the wall of the door entrance does not meet the required front yard setback, the porch may extend off of the entrance wall a maximum of 6 feet, but shall be setback no closer than 15 feet to the front property line.

2. Nonresidential and Special Purpose Districts. Required setbacks in nonresidential and special purpose zoning districts must be unobstructed and unoccupied from the ground to the sky except that features are allowed to encroach into required setbacks to the extent indicated in the following

table:

Obstruction/Feature	Nonresidential District Setback			
	Front	Rear	Interior Side	Street Side
Arches	-	P	-	-
Awnings	-	P	-	-
Balconies	P	P[6]	P	P
Belt courses	P[7]	P[7]	P[7]	P[7]
Cornices	P[5]	P[5]	P[5]	P[5]
Tool sheds, detached or attached	-	P[1]	-	-
Fences	P[2]	P[2]	P[2]	P[2]
Fire escapes, open	P[8]	P[8]	P[8]	P[8]
Flag poles	P	P	P	P
Fountains	P	P	P	P
Garages, detached and carports	-	P[1]	-	-
Geothermal heat pumps and geothermal heat exchange systems (max. 4 feet height)	-	P	P	-
Laundry drying equipment	-	P	-	-
Nameplates	P	P	P	P
Open accessory off-street parking spaces required	P	P	P	P
Ornamental features attached (includes chimney)	P[5]	P[5]	P[5]	P[5]
Ornamental features detached	P[9]	P[9]	P[9]	P[9]
Ornamental light standards	P	P	P	P
Playhouses & play structures	P	P[1]	P	P

Planter boxes, landscape or stormwater	P[4]	P[4]	P[4]	P[4]
Roof overhangs	P[5]	P[5]	P[5]	P[5]
Signs	P[10]	P[10]	P[10]	P[10]
Sills	P[5]	P[5]	P[5]	P[5]
Solar or wind energy systems, building-mounted (see also sec. 24.10.030)	-	P	P	-
Solar or wind energy systems, ground-mounted (see also sec. 24.10.030)	-	P	P	-
Stoops and patio	P	P	P	P
Swimming pools	-	P[11]	-	-
Tennis courts	-	P	-	-
Trees and plants	P	P	P	P
Trellises	P	P	P	P
Water collection cisterns	P[4]	P	P	P[4]
Wheelchair lifts & ramps	P	P	P	P
Wing walls	P[4]	P[4]	P[4]	P[4]

P = Permitted setback obstruction
- = Prohibited setback obstruction
[1] Must comply with accessory structure setbacks.
[2] See Chapter 15.28 of the city code of ordinances.
[3] Not more than 4.5 feet above grade if located more than 2.5 feet into a required setback.
[4] 5 feet maximum—not more than 4.5 feet above grade.
[5] 2 feet maximum into minimum required setback.
[6] 4 feet maximum into minimum required setback.
[7] 1 foot maximum into minimum required setback.
[8] 3 feet maximum into minimum required setback.
[9] Not more than 4.5 feet above grade.
[10] See Chapter 15.14 of the city code of ordinances.
[11] Not closer than 10 feet to any side or rear lot line.
[12] 6 feet maximum into minimum required setback

Part L. Section 24.09.070 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:
24.09.070 RESERVED

Part LI. This ordinance shall become effective on and after its date of passage and publication.

CHAPTER 24.01 LEGAL FRAMEWORK

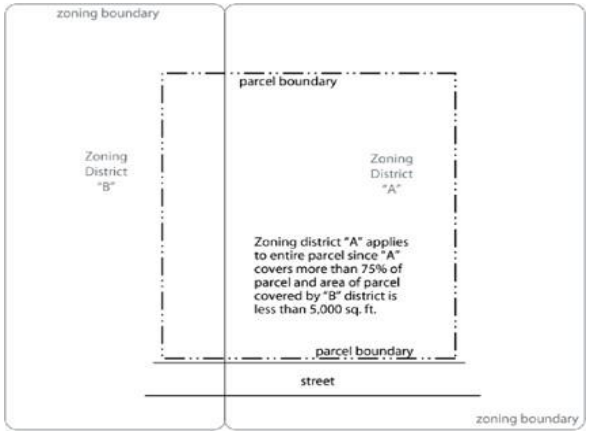
24.01.110 Zoning Map

24.01.110E Split-Zoned Parcels

E. Split-Zoned Parcels.

1. The zoning map may not be amended to classify a single parcel into 2 or more base zoning districts with the exception of SP-PKG as one base zoning classification or when included in a Planned Unit Development (PUD) Overlay.
2. The split zoning of any newly created parcel (into more than one base zoning district classification) is prohibited with the exception of SP-PKG as one base zoning classification or when included in a Planned Unit Development (PUD) Overlay.
3. The following regulations apply to existing parcels that are classified in 2 or more base zoning classifications:
   a. For existing and proposed uses and structures, the zoning district for the majority of the lot area applies to the entire lot, ~~the more restrictive provisions of the applicable zoning districts apply to the entire parcel~~ with the following exception~~s~~:
      (1) When ~~one~~ the base zoning district~~s~~ are equal, the zoning administrator is authorized to utilize their discretion to determine the base district that applies to the entire parcel. ~~applies to at least 75% of the total parcel area and the remainder of the parcel is less than 5,000 square feet in area, the regulations of the zoning district that apply to the larger portion of the parcel apply to the entire parcel. See Figure 01-1, below.~~
      (2) When SP-PKG is one of the base districts, each portion of the parcel is subject to the requirements of the district in which it is located.
   b. Building setbacks do not apply along base zoning district boundary lines that split a parcel under single ownership with the exception of SP-PKG as one base zoning classification where each portion of the parcel is subject to the requirements of the district in which it is located.
   c. If any use, building or structure rendered nonconforming by the split-zoned parcel provisions of this section is accidentally damaged or destroyed it may be reestablished, as long as the reestablishment does not increase the extent of nonconformity.

~~**Figure 01-1: Split-zoned Parcel**~~



24.01.120 Transitional Provisions

A. Zoning District Map Symbol Conversions. The zoning district names and map symbols in effect before the effective date specified in Section 24.01.020 are converted as follows:

Proposed District Name	Existing District Name

RESIDENTIAL		RESIDENTIAL	
~~R1-15~~GR	Garden Residential~~Single-unit Residential-15~~	R1-15~~Estate~~	Single-unit Residential-15~~Single Family Residence~~
~~R1-9~~SR	Suburban Residential~~Single-unit Residential-9~~	R1-9~~AAA~~	Single-unit Residential-9~~Single Family Residence~~
~~R1-6~~NR	Neighborhood Residential~~Single-unit Residential-6~~	R1-6~~AA~~	Single-unit Residential-6~~Single Family Residence~~
~~R2~~MR	~~Two-unit~~Mixed Residential	R2~~BB~~	Two-unit Residential~~Two Family Residence~~
~~R4~~LDM	Low-Density, Multi-unit Residential	R4~~CC~~	Multi-unit Residential~~Four Family Residence~~
~~R8~~MDM	Medium-Density, Multi-unit Residential	R8~~DD~~	Multi-unit Residential~~Eight Family Residence~~
COMMERCIAL		COMMERCIAL	
CO	Office	AA	Professional Office
		AA	Medical Clinic
C1	Neighborhood/Village Trade		Trade
			Village Trade
C2	General Commercial	AA	Business
		AA	Commercial
INDUSTRIAL		INDUSTRIAL	
M1	Light Industrial	AA	Light Manufacturing
M2	Heavy Industrial	AA	Industrial
OVERLAY		OVERLAY	
/MAY	Mayfair Road Overlay	None	(/MAY is new overlay)

/NOR	North Avenue Overlay	None	(/NOR is new overlay)
/PUD	Planned Unit Development	None	(/PUD is new overlay)
/HIS	Historic Overlay	None	(/HIS is new overlay)
SPECIAL PURPOSE		SPECIAL PURPOSE	
SP-CON	Conservation		Conservancy
SP-PUB	Public Facilities		Municipal Center & Public Works
SP-RP	Research Park		Research Park Planned Development District
SP-INS	Institutions	AA	Institutions
SP-MED	Medical Center		Medical Ctr. & Institutions
SP-PKG	Parking Support		Off-Street Parking
SP-POS	Parks and Open Space		Parks and Open Space Cemetery
None	(Obsolete District)	RPD	Residential Planned Development
None	(Obsolete District)	BPD	Business Planned Development

CHAPTER 24.02. RESIDENTIAL DISTRICTS

24.02.010 General

A. The Districts. The city's residential zoning districts are listed below. When this zoning ordinance refers to "residential" zoning districts or "R" districts, it is referring to these districts.

Zoning District	Map Symbol	Formerly Known As
~~Single-unit Residential-15~~Garden Residential	~~R1-15~~(GR)	~~Estate, Single-family Residence~~R1-15, Single-unit Residential-15
~~Single-unit Residential-9~~Suburban Residential	~~R1-9~~ (SR)	~~AAA, Single-family Residence~~R1-9, Single-unit Residential-9
~~Single-unit Residential-6~~Neighborhood Residential	~~R1-6~~ (NR)	~~AA, Single-family Residence~~R1-6, Single-unit Residential-6

~~Two-unit~~Mixed Residential	~~R2~~ (MR)	~~BB, Two-family Residence~~R2, Two-unit Residential
Low-Density, Multi-unit Residential	~~R4~~(LDM)	~~CC, Four-family Residence~~R4, Multi-unit Residential
ledium-Density, Multi-unit Residential	~~R8~~MDM)	~~DD, Eight-Family Residence~~R8, Multi-unit Residential

~~B. District Names and Map Symbols. The proposed district names/map symbols are intended to provide a general indication of what is allowed in the respective district. The first letter, "R," denotes the residential orientation of the district. The numeral immediately following the "R" is a shorthand reference to the allowed housing type, with "1" representing a single dwelling unit, "2" representing a two-unit residential building (e.g., duplex or two-flat) and so on. The R1 single-dwelling districts include a density or lot size indicator following the dash. The R1-9 district, for example, refers to a single-dwelling residential zoning district that generally allows one dwelling unit on a lot with at least 9,000 square feet of lot area.~~

~~C.~~B. Purposes. Wauwatosa's residential zoning districts are primarily intended to create, maintain and promote a variety of housing and lifestyle opportunities for individual households and to maintain the desired physical character of existing neighborhoods. While the districts primarily accommodate residential use types, some nonresidential uses are also allowed. The R district standards provide development flexibility, while at the same time helping to ensure that new development is compatible with the city's many neighborhoods. In addition, the regulations offer certainty for property owners, developers and neighbors about the limits of what is allowed.

1. The **GR, SR, and NR**~~**R1,** Single-unit Residential Districts. The **R**~~ districts are ~~primarily~~ intended ~~to accommodate detached houses and to preserve the character of low-density residential neighborhoods.~~for low-density neighborhoods primarily characterized by detached houses, semi-detached, and two-unit houses on individual lots.
2. ~~**R2**~~**MR**, Two-unit Residential District. The ~~**R2**~~ **MR** district supports a mix of detached, semi-detached, two-unit houses, three-unit/four-unit houses, and small multi-unit residential buildings in walkable, residential neighborhoods. It provides a modest increase in housing density while maintaining a single-unit residential character. ~~is primarily intended to accommodate detached houses, semi-detached houses and two-unit residential buildings and to provide for a mix of low-density housing types within a single neighborhood area.~~
3. ~~**R4**~~**LDM**, Multi-unit Residential. The ~~**R4**~~ **LDM** district is primarily intended to accommodate detached houses, semi-detached houses, two-unit residential buildings, three-unit/four-unit houses, and small ~~(maximum 4-unit)~~ multi-unit residential buildings. The district helps provide a mix of low- and moderate-density housing choices within a walkable, residential context. ~~within a single neighborhood area.~~
4. ~~**R8**~~**MDM,** Multi-unit Residential District. The ~~**R8**~~ **MDM** district is ~~primarily~~ intended to accommodate detached houses, semi-detached houses, two-unit houses, ~~residential buildings~~three-unit/four-unit houses, and small multi-unit residential buildings. The district helps provide a ~~mix of low- and~~ moderate-density housing choices ~~within a single neighborhood area.~~in neighborhood areas near corridors.

24.02.030 Lot and Building Regulations

A. General. This section establishes basic lot and building regulations that apply in r~~R~~esidential districts. These regulations offer certainty for property owners, developers and neighbors about the limits of what is allowed; they are not to be construed as a guarantee that maximum allowed densities and development yields can be achieved on every lot. Other factors, such as topography, the presence of floodplains or protected resources, off-street parking, landscaping requirements and other factors may work to further limit actual development potential.

B. Basic Standards. The lot and building standards of the following table apply to all principal and accessory uses allowed in R districts, except as otherwise expressly stated. General exceptions to these standards and rules for measuring compliance can be found in Section 24.18.030.

Lot and Building Standards	**DISTRICTS**					
	~~**R1-15**~~**GR**	~~**R1-9**~~**SR**	~~**R1-6**~~**NR**	~~**R2**~~**MR**	~~**R4**~~**LDM**	~~**R8**~~**MDM**
~~**Minimum Lot Area** (square feet)~~						

Minimum Lot Area (square feet)~~Detached house~~	~~15,000~~9,000	~~9~~6,000	~~6~~4,000	~~6~~4,000	~~6~~4,000	~~6~~4,000
~~Two-unit building~~	~~NA~~	~~NA~~	~~NA~~	~~7,200~~	~~7,200~~	~~7,200~~
~~Multi-unit building (min. lot area per unit)[1]~~	~~NA~~	~~NA~~	~~NA~~	~~NA~~	~~1,600~~	~~1,600~~
Minimum Lot Width (frontage) (feet)						
Corner lot	~~125~~85	~~85~~60	~~60~~50	~~60~~50	~~60~~50	~~60~~50
Interior lot	~~125~~75	~~75~~50	~~50~~40	~~50~~40	~~50~~40	~~50~~40
Minimum Setbacks						
Front (feet)	30~~35~~[~~21~~]	30~~35~~[~~21~~]	25~~30~~[~~21~~]	20~~25~~[~~21~~]	20~~25~~[~~21~~]	20~~25~~[~~21~~]
Side, Street (% of lot width)	20[~~3~~2]	20[~~3~~2]	20[~~3~~2]	20[~~3~~2]	20[~~3~~2]	20[~~3~~2]
Side, Interior one side/both sides combined (feet)	5/10	5/10	3/9	3/9	3/9	3/9
Rear (% of lot depth)	20[~~4~~3]	20[~~4~~3]	20[~~4~~3]	20[~~4~~3]	20[~~4~~3]	20[~~4~~3]
Accessory buildings:						
Rear and interior side (feet)	1.5	1.5	1.5	1.5	1.5	1.5
Alley (feet)	5	5	5	5	5	5
Max. Building Coverage (% of lot area)						
All principal and accessory buildings combined						
Corner lot	35	42	42	42	60~~42~~	~~60~~70
Interior lot	35	37	37	37	40~~37~~	~~50~~60
Accessory buildings[~~5~~4]	12	12	12	12	12	12
Accessory dwelling units [4]	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Height (feet)						
Principal buildings	35[~~6~~5]	35[~~6~~5]	35[~~6~~5]	35[~~6~~5]	35[~~5~~6]	35[~~5~~6]
Accessory buildings[~~7~~6]	16	16	16	16	16	16

~~[1] This minimum lot area per unit standard applies only to multi-unit buildings. The regulation does not apply in districts that do not allow multi-unit buildings.~~

[~~2~~1] Setback "averaging" is allowed in some cases, See Section 24.18.030E.1.e.

[~~3~~2] Not required to exceed 15 feet.

[~~4~~3] Must be at least 15 feet, but not required to exceed 25 feet.

[~~5~~4] Accessory Dwelling Units (ADUs) are not included in accessory building lot coverage limits. Size and dimensional standards for ADUs are provided in

Section 24.10.075. ~~Square footage not to exceed maximum in Section 15.04.040 C.3.~~

[5~~6~~] Public and civic buildings, religious assembly, and schools may be up to 60 feet in height. One additional foot for front, side and rear setback is required for each foot of building height above 35 feet.

[~~7~~6] Accessory building heights of up to 20 feet may be approved by the zoning administrator if the administrator determines that the additional height is necessary to accommodate a roof pitch consistent with the architectural style of the principal building.

24.02.040 Other Regulations

Uses and development in residential districts are subject to all other applicable regulations and standards of this zoning ordinance, including the following:

A. Nonconformities. See Chapter 24.15.
B. Accessory Uses and Structures. See Chapter 24.10.
C. Parking and Loading. See Chapter 24.11.
D. Landscaping and Screening. See Chapter 24.12.
E. Temporary Uses. See Section 24.10.080.
~~E.~~F. Attached and Semi-Detached Building Design Standards. See Section 24.14.045.

CHAPTER 24.03. COMMERCIAL DISTRICTS

24.03.010 General

A. The Districts. The city's commercial zoning districts are listed below. When this zoning ordinance refers to "commercial" zoning districts or "C" districts, it is referring to these districts.

Zoning District	Abbreviation/Map Symbol	Formerly Known As
Office	CO	AA Professional Office
		AA Medical Clinic
Neighborhood/Village Trade	C1	Trade
		Village Trade
General Commercial	C2	AA Business
		AA Commercial

B. Purposes. Wauwatosa's commercial zoning districts are primarily intended to accommodate and promote neighborhood- and community-serving business and commercial (e.g., retail, service, office) uses, as well as vertical mixed-use development consisting of nonresidential uses on the ground floor and residential uses on the upper floors of the same building. Encouraging mixed-use development can help reduce vehicle travel demand and provide increased housing choice and transit-oriented densities.

1. CO, Office Commercial. The CO, Office Commercial district is primarily intended to accommodate office, professional, and medical uses in a low- to moderate-intensity setting. While primarily nonresidential, the district also allows limited residential uses in areas of transition from commercial to residential.

2. C1, Neighborhood & Village Commercial. The C1, Neighborhood & Village Commercial district is primarily intended to accommodate mixed-use development and small-scale, neighborhood-serving retail and service uses in pedestrian-oriented storefront buildings.
3. C2, General Commercial. The C2, General Commercial district accommodates a broad range of business and commercial uses. While designed to support regional shopping and commercial activity, the district also allows ~~residential uses in locations consistent with the character of surrounding development.,~~mixed-use, and multi-unit residential uses. ~~often in the physical form of shopping centers, large format retail and other destination oriented uses in which a large percentage of customers will arrive by automobile.~~

24.03.040 Other Regulations

Uses and development in commercial districts are subject to all other applicable regulations and standards of this zoning ordinance, including the following:

A. Drive-through and Drive-in Facilities. Drive-through and drive-in facilities require conditional use approval and must be associated with an otherwise allowed use. They are also subject to the regulations of Section 24.11.100.
B. Large-format Retail Developments. Individual freestanding buildings and group developments with a cumulative gross floor area of 50,000 square feet or more of retail sales area are subject to the large-format retail development regulations of Section 24.09.090.
C. Nonconformities. See Chapter 24.15.
D. Accessory Uses and Structures. See Chapter 24.10.
E. Parking and Loading.
   1. Parking spaces may not be located in front or street side setbacks.
   2. Loading docks must be set back at least 10 feet from alleys and 20 feet from all street rights-of-way.
   3. See also the general off-street parking and loading regulations of Chapter 24.11.
F. Landscaping and Screening. See Chapter 24.12.
G. Temporary Uses. See Section 24.10.080.
H. Overlay Zoning Districts. See Chapter 24.05.
I. Outdoor storage activities in the C districts require conditional use approval in accordance with Section 24.16.040.
J. Building Height for C2 (General Commercial) District: For C2 zoned properties located within 65 feet of a Residential (R) zoned property, the maximum building height is 60 feet. Exceptions to this standard are as follows:
   1. The Regional Mall (Mayfair Mall) properties are not subject to these regulations.
   2. Additional height of up to 85 feet is allowed for:
      a. Multi-~~family~~ unit and/or mixed-use projects proposing 20% or more affordable housing units at 80% or below the average median income (AMI) for the Milwaukee, Waukesha, and West Allis region, as established by the US Department of Housing & Urban Development (HUD).
      b. Transit-oriented development projects located along the Bus Rapid Transit (BRT) Corridor.
K. Attached and Semi-Detached Building Design Standards. See Section 24.14.045.

CHAPTER 24.05 OVERLAY DISTRICTS

24.05.020 /MAY, Mayfair Corridor Overlay

A. Purpose. The /MAY, Mayfair Road Corridor Overlay district is intended to help protect the appearance and operational (transportation) function of the Mayfair Road corridor.
B. Minimum Building Height. Buildings within the /MAY Overlay district must be at least 2 stories and 24 feet in height.
C. Regional Mall Standards.
   1. Minimum Interior Side Setback and Rear Setback. Parcels associated with a regional mall are allowed 0 feet interior side setback and rear setback for parcel lines not adjacent to R-zoned property. When adjacent to R-zoned property, the minimum interior side setback and rear setback is 15 feet for buildings 50 feet in height and below, 25 feet for buildings 51 feet to 100 feet, and 50 feet for buildings 101 feet and above.

2. Eating & Drinking Establishments. No Conditional Use is required for establishments with no separate entrance or seating.
3. Minimum Lot Area Per Unit (square feet). Does not apply to parcels associated with a regional mall.
4. Multi-unit residential building is a permitted use when part of a regional mall.

D. Drive-Through or Drive-In Facilities. Drive-through or drive-in facilities for restaurants, car washes, banks and gas stations require a conditional use permit for project sites that meet one or more the following criteria:
1. Parcels with four hundred feet minimum of frontage along Mayfair Road.
2. Corner parcels with two hundred fifty feet minimum of frontage along Mayfair Road and two hundred fifty feet minimum of frontage along the cross street.
3. Parcel entrances with direct access to a traffic signal. Cross-access may be used to meet this criterion.

If the parcel does not meet the criteria listed above, a drive-through facility on Mayfair Road is prohibited.
If the parcel 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:

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

E. Residential Uses.
1. Permitted Uses. The following uses are permitted as of right in the /MAY Overlay:
a. Mixed-Use, Vertical
b. Multi-Unit Building, 5-12 units
c. Multi-Unit Building, 13+ units

F. Attached and Semi-Detached Building Design Standards. See Section 24.14.045.

24.05.030 /NOR, North Avenue Overlay

D. Ground-Floor Glazed Area. The following requirements apply to all new construction and building additions.
1. Windows or other glazed area must cover at least 50% of the public street-facing ground floor building wall. Darkly tinted, mirrored or highly reflective glazing may not be counted toward minimum glazed area requirements. On corner parcels, this ~~40~~50% glazed area requirement applies only along the primary street. In the event that these minimum glazed area requirements conflict with city building (energy) code requirements, the building (energy) code governs.
2. Glazed area requirements apply to that area of the ground floor building wall facing a public street up to the finished ceiling height of the first floor building space.
3. Display windows that do not provide views into the interior of the building may be counted towards satisfying up to 50% of the minimum glazed area requirements, provided that they are internally illuminated and are at least 2 feet in depth.
4. The bottom of any window or product display window used to satisfy these glazed area requirements may not be more than 30 inches above the finished grade of the first floor building space.

CHAPTER 24.06 SPECIAL PURPOSE DISTRICTS

24.06.050 SP-INS, Institutions District

A. Uses. Principal uses are allowed in SP-INS districts in accordance with the use table of Section 24.07.030.

B. Lot and Building Standards. The lot and building standards of the following table apply to all principal and accessory uses allowed in the SP-INS district, except as otherwise expressly stated in this zoning ordinance. General exceptions to these standards and rules for measuring compliance can be found in Section 24.18.030.

Lot and Building Standards	**SP-INS**
Minimum Lot Area (square feet)	9,000
Minimum Lot Width (feet)	80
Minimum Setbacks (feet)	
Front	25
Side, Street	15
Side, Interior	10[1]
Rear	24[1]
Maximum Height (feet)	
Principal Buildings	No Max.
Accessory Buildings	20
Maximum Building Coverage (% of lot area)	
Interior Lot	45~~35~~
Corner Lot	50~~40~~

[1] Plus one foot for each foot of building height above 35 feet.

24.06.060 SP-MED, Medical Center District

C. Educational Facility Housing.

1. Educational facility housing within the SP-MED district shall be restricted to east of 92nd Street and south of Watertown Plank Road.
2. Educational facility housing shall have a maximum front setback of 25 feet and a minimum building height of four stories or 50 feet.

24.06.070 SP-RP, Research Park District

B. Permitted Uses. The following uses are permitted as of right in the SP-RP district:

1. Automatic temperature controls
2. Biological products

3. Business and laboratory incubators
4. Business and management consulting services
5. Computer programming services
6. Dental laboratory services
7. Commercial testing laboratories
8. Drugs, chemical and allied products
9. Data processing
10. Educational and scientific research services
11. Educational services
12. Electrical machinery, equipment and supplies
13. Electrical transmission and distribution equipment
14. Electric and steam and chilled water generation plants and related facilities
15. Electrometallurgical products
16. Electronic components and accessories
17. Electronic control equipment
18. Engineering and architectural services
19. Engineering, laboratory and scientific and research instruments and associated equipment
20. Exhibition halls
21. Facilities management services
22. Fabricated metal products
23. Finance, insurance and real estate services
24. Food and kindred products
25. Forestry activities and related services
26. Horticultural services
27. Hotels and motels
28. Industrial inorganic and organic chemicals
29. Instruments for measuring, controlling and indicating physical characteristics
30. Mechanical measuring and controlling instruments (except automatic temperature controls)
31. Medical and health services
32. Medical laboratory services
33. Medical research, technology and development
34. Medical scientific research facilities
35. Medicinal chemicals and botanical products
36. Miscellaneous plastic products
37. Mixed-Use Building, Vertical
~~36.~~38. Multi-Unit Buildings, 5-12 units
~~37.~~39. Multi-Unit Buildings, 13+ units
~~38.~~40. Motion picture production
~~39.~~41. Office buildings

~~40.~~42. Office computing and accounting machines
~~41.~~43. Optical instruments and lenses
~~42.~~44. Orthopedic, prosthetic and surgical appliances
~~43.~~45. Pharmaceutical preparations
~~44.~~46. Photographic equipment supplies
~~45.~~47. Plastics materials and synthetic resins, synthetic rubber, synthetic and other manmade fibers
~~46.~~48. Printing and publishing
~~47.~~49. Professional, scientific and controlling instruments
~~48.~~50. Research, development and testing services
~~49.~~51. Resources production and extraction
~~50.~~52. Stenographic services and other duplicating and mailing services
~~51.~~53. Surgical, medical and dental instruments
~~52.~~54. Technical training facilities
~~53.~~55. X-ray apparatus and tubes: medical, industrial, research and control

D. Additional Conditional Uses. In addition to those conditional uses authorized under subsection C above, the following uses may be allowed in the SP-RP District if reviewed and approved in accordance with the conditional use permit procedures of Section 24.16.040, except they may be free standing conditional uses and not accessory to any allowed principal uses:
   1. Buildings in which any of the commercial uses listed in B and C, above, occupy the ground floor.
   ~~2. Multi-Unit Residential Buildings containing dwelling units that share common walls and/or common floors/ceilings.~~
   ~~3.~~2. Eating places with indoor seating capacity in which sales of prepared foods, meals and non-alcoholic beverages constitute at least 50% of the establishment's gross income and which do not include drive-through or drive-in facilities.

24.06.080 SP-PKG, Parking Support District

A. Purpose. The SP-PKG district is primarily intended to accommodate off-street parking areas bordering the C (commercial) district while protecting nearby residential areas from adverse impacts associated with spillover parking into residential neighborhoods.
B. Uses. At-grade and below-grade, accessory and non-accessory parking of private vehicles and commercial vehicles with a maximum rated capacity of 3/4 ton are the only uses permitted in the SP-PKG district. ~~All such uses require review and approval in accordance with the conditional use procedures of Section 24.16.040.~~
C. Regulations.
   1. No part of any parking lot, except fencing and landscaping, may be located within 7 feet of any lot line adjoining an R-zoned lot, nor may any motor vehicle be parked or located less than 7 feet from any street line nor less than 10 feet from any residential dwelling. See Section 8.44 for additional requirements.
   2. Parking lots may not be used for vehicle repair work or servicing of any kind, or for the sale, display, demonstration, or advertising of merchandise or service of any kind or for the storage of motor vehicles, mechanical equipment or materials. Signs containing a commercial message are prohibited.
   3. ~~Maintenance, use and operation of a parking lot must be in accordance with the conditional use approval and permit. In the event of violation, the permit may be revoked by the city after 10 days' written notice to the permit holder. The parking lot may not be used after permit revocation until reinstatement of the permit is granted~~.
   4. Buildings above grade are not permitted in the SP-PKG district. ~~Signage or other identifying structures on the property must be approved as part of the conditional use approval.~~
   5. Landscaping, screening, lighting and fencing must be designated on the ~~conditional use~~approved site plan with respect to size, type and specifications and must be replaced with identical stock or materials which are acceptable substitutes upon approval of the board of public works when damage or

deterioration should occur.

24.06.085 MID, Midtown Districts

D. Building Types. Uses are allowed in the MID districts in accordance with Table 24-2. The regulations governing allowed building types are presented in Sec. 24.06.085-F. through Sec. 24.06.085-L.

TABLE 24-2 ALLOWED BUILDING TYPES

Building Types	MID Districts		
	RES	TRN	MIX
P = permitted - = prohibited			
Detached house	P	P	-
Semi-detached house	P	P	-
Two-unit house	P	P	-
Three-unit house / Four-unit house	P	P	P
Cottage Courts	P	P	-
Live-Work	-	P	P
Attached house	P	P	P-
Commercial house	-	P	-
Multi-unit Residential Building, 5-12 units	P	P	P
Multi-unit Rresidential Bbuilding, 13+ units	-P	P	-P
Commercial building	-	P	P
Vertical mixed-use building	-	P	P
Public or civic building	P	P	P

E. Other Regulations. Uses and development in MID districts are subject to all other applicable regulations and standards of this zoning ordinance, including the following:

1. Accessory Uses and Structures. See Chapter 24.10.
2. Temporary Uses. See Sec. 24.10.080.
3. Parking and Loading. See Chapter 24.11.
4. Landscaping and Screening. See Chapter 24.12.
5. Nonconformities. See Chapter 24.15.

~~5.~~6. Additional Regulations. Additional MID district-specific regulations are presented in Sec. 24.06.085-M through Sec. 24.06.085-U.

F. Detached, ~~House and~~ Two-Unit, and Three-/Four-Unit House; Cottage Court Regulations. Detached houses ~~and~~, two-unit houses ~~(as defined in Sec. 24.08.020.A.1 and Sec. 24.08.020.A.3)~~, three-/four-unit houses, and cottage courts ~~(as defined in Sec. 24.08.020.A.1, Sec. 24.08.020.A.3, Sec. 24.08.020.A.4, and Sec. 24.08.020.A.5),~~ are subject to the regulations of Table 24-3. See also Figure 24-1, which is keyed to the letter symbols in the first column of the table.

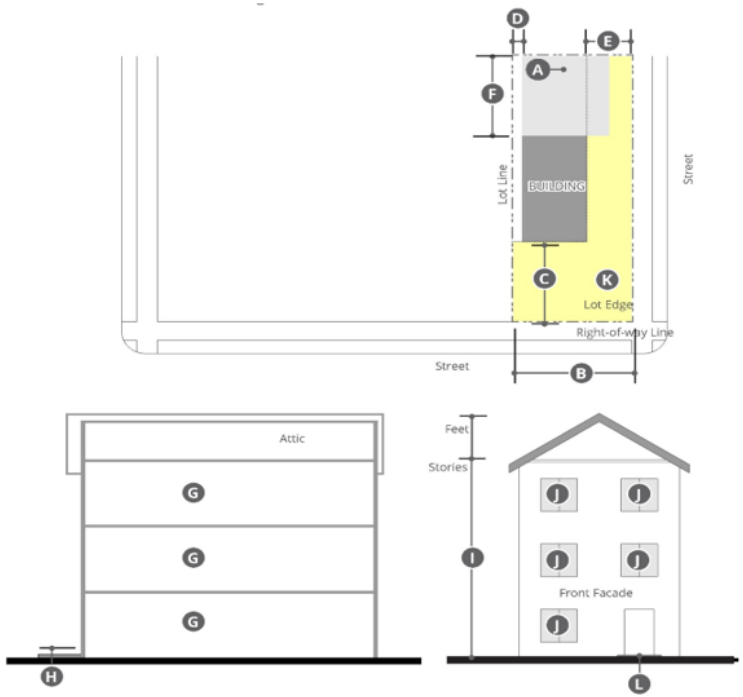
	TABLE 24-3 DETACHED, ~~HOUSES &~~ TWO-UNIT ~~H~~, THREE-UNIT /FOUR-UNIT HOUSES; COURTS	**MID-RES** **MID-TRN** **MID-MIX**	**Supplemental**
1. Lot			
A	Minimum Lot Area (square feet)	6,000 ~~6,000~~	
B	Minimum Lot Width (feet)		
	Interior Lot Corner Lot	50 60 ~~50~~ ~~60~~	
2. Principal Building Siting			
C	Minimum Front Setback (feet)	25 ~~25~~	
D	Minimum Interior Side Setback (one side/both sides, feet)	3/9 ~~3/9~~	

E	Minimum Street Side Setback (% of lot width)	20[1] ~~20[1]~~	
F	Minimum Rear Setback (% of lot depth)	20[2] ~~20[2]~~	
3. Accessory Building Siting			
	Minimum Rear and Interior Side Setback (feet)	1.5 ~~1.5~~	
	Minimum Alley Setback (feet)	5 ~~5~~	
4. Uses			
G	Allowed Uses in All Stories		Residential uses allowed by Sec. 24.07.030
5. Building Coverage			
	Maximum Building Coverage of Principal & Accessory Buildings Combined (% of lot area)		
	Interior Lot Corner Lot	37 42 ~~37~~ ~~42~~	
	Maximum Building Coverage of Accessory Buildings (% of lot area)	12[3] ~~12[3]~~	
6. Building Height			Sec. 24.06.085-M
H	First Story Floor Elevation (min/max above sidewalk, ft.)	0 to 4	

		~~0 to 4~~	
I	Maximum Principal Building Height (feet)	35 ~~35~~	
I	Maximum Accessory Building Height (feet)	16[4] ~~16[4]~~	
7. Building Facade			
J	Minimum Front Facade Transparency (%)	15 ~~15~~	Sec. 24.06.085-O
J	Minimum Street-Side Facade Transparency (%)	5 ~~5~~	
8. Lot Edges			
K	Edge Type Required	Landscape	Sec. 24.06.085-P
L	Edge Element Required	Porch or Stoop	Sec. 24.06.085-Q

Table 24-3 Notes
[1] Not required to exceed 15 feet.
[2] Minimum 15 feet; not required to exceed 25 feet.
[3] Not to exceed 720 square feet.
[4] Accessory building heights of up to 20 feet may be approved by the zoning administrator if the administrator determines that the additional height is necessary to accommodate a roof pitch consistent with the architectural style of the principal building and that the additional height will not be used to create habitable floor area.

Figure 24-1. Detached ~~and,~~ Two-Unit, and Three-Unit/Four-Unit Houses



G. Semi-Detached and Attached House Regulations. Semi-Detached Houses and Attached houses ~~(as defined in Sec. 24.08.020.A.2 and Sec. 24.08.020.A.4)~~ are subject to the regulations of Table 24-4. See also Figure 24-2, which is keyed to the letter symbols in the first column of the table.

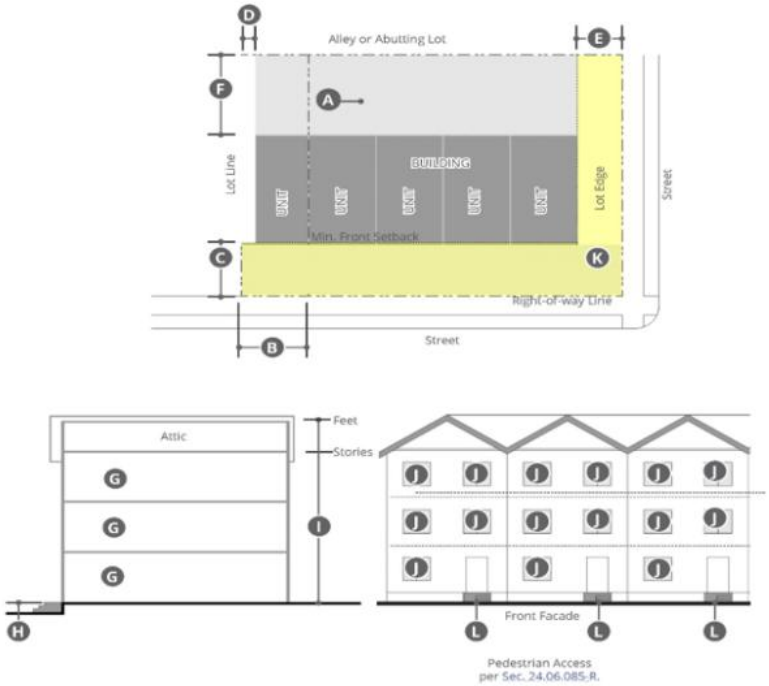
TABLE 24-4 SEMI-DETACHED AND ATTACHED HOUSES		**MID-RES** **MID-TRN** MID-MIX	**Supplemental**
1. Lot			
	Minimum Lot Area (square feet)		
A	Semi-Detached Houses Attached Houses	3,000 2,000 ~~3,000~~ ~~2,000~~	
B	Minimum Lot Width (feet)		

	Semi-Detached Houses Attached Houses	30 20 ~~30~~ ~~20~~	
2. Principal Building Siting			
C	Minimum Front Setback (feet)	25 ~~25~~	
D	Minimum Interior (non-street) Side Setback (feet)	0[1] ~~0[1]~~	
E	Minimum Street Side Setback (% of lot width)	20 ~~20~~	
F	Minimum Rear Setback (% of lot depth)	20[2] ~~20[2]~~	
3. Accessory Building Siting			
	Minimum Rear and Interior Side Setback (feet)	1.5 ~~1.5~~	
	Minimum Alley Setback (feet)	5 ~~5~~	
4. Uses			
G	Allowed Uses in All Stories	Residential uses allowed by Sec. 24.07.030	
5. Building Coverage			
	Maximum Building Coverage of Principal & Accessory Buildings Combined (% of lot area)		
	Interior Lot Corner Lot	50	

		60 ~~50~~ ~~60~~	
	Maximum Building Coverage of Accessory Buildings (% of lot area)	12[3] ~~12[3]~~	
6. Building Width			
	Maximum Number of Attached Units	8 ~~8~~	
7. Building Height			Sec. 24.06.085-M
H	First Story Floor Elevation (min/max above sidewalk, ft.	0 to 4 ~~0 to 4~~	
I	Maximum Principal Building Height (feet)	35 ~~35~~	
I	Maximum Accessory Building Height (feet)	16[4] ~~16[4]~~	
8. Building Facade			
J	Minimum Front Facade Transparency (%)	15 ~~15~~	Sec. 24.06.085-O
J	Minimum Street-Side Facade Transparency (%)	5 ~~5~~	
9. Lot Edges			
K	Edge Type Required	Landscape	Sec. 24.06.085-P
L	Edge Element Required	Porch or Stoop	Sec. 24.06.085-Q

Table 24-4 Notes
[1] End units subject to minimum 4.5-foot interior side setback.
[2] Minimum 15 feet; not required to exceed 25 feet.
[3] Not to exceed 720 square feet.
[4] Accessory building heights of up to 20 feet may be approved by the zoning administrator if the administrator determines that the additional height is necessary to accommodate a roof pitch consistent with the architectural style of the principal building and that the additional height will not be used to create habitable floor area.

Figure 24-2. Semi-detached and Attached Houses



H. Commercial House and Live-Work Regulations. Commercial houses are former detached houses that have been converted for occupancy by nonresidential principal uses, such as offices or retail shops. Commercial houses and live-work units are subject to the regulations of Table 24-5. See also Figure 24-3, which is keyed to the letter symbols in the first column of the table.

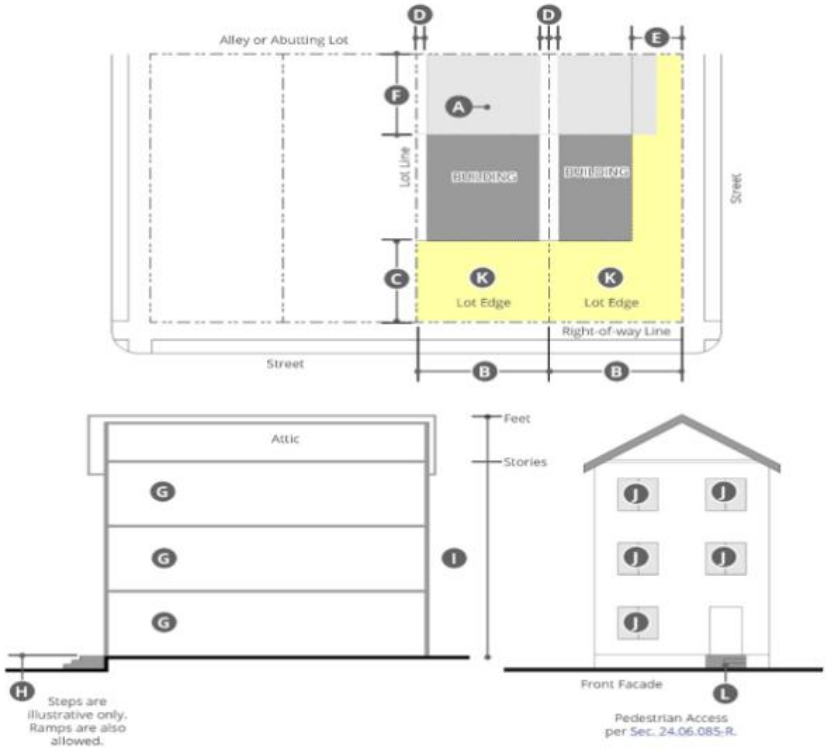
TABLE 24-5 COMMERCIAL HOUSES AND LIVE-WORK UNITS	**MID-TRN MID-MIX**	**Supplemental**
1. Lot		

A	Minimum Lot Area (square feet)	6,000	
B	Minimum Lot Width (feet)		
	Interior Lot Corner Lot	50 60	
2. Principal Building Siting			
C	Minimum Front Setback (feet)	25	
D	Minimum Interior Side Setback (one side/both sides, feet)	3/9	
E	Minimum Street Side Setback (% of lot width)	20[1]	
F	Minimum Rear Setback (% of lot depth)	20[2]	
3. Accessory Building Siting			
	Minimum Rear and Interior Side Setback (feet)	1.5	
	Minimum Alley Setback (feet)	5	
4. Uses			
G	Allowed Uses in Ground Story	Commercial uses allowed by Sec. 24.07.030	
G	Allowed Uses in Other Stories	Any use allowed by Sec. 24.07.030	
5. Building Coverage			
	Maximum Building Coverage of Principal & Accessory Buildings Combined (% of lot area)		
	Interior Lot Corner Lot	50 60	
	Maximum Building Coverage of Accessory Buildings (% of lot area)	12[3]	
6. Building Height			Sec. 24.06.085-M

H	First Story Floor Elevation (min/max above sidewalk, ft.)	0 to 4	
I	Maximum Principal Building Height (feet)	35	
I	Maximum Accessory Building Height (feet)	16[4]	
7. Building Facades			
J	Minimum Front Facade Transparency (%)	15	Sec. 24.06.085-O
J	Minimum Street-Side Facade Transparency (%)	5	
8. Lot Edges			
K	Edge Type Required		Sec. 24.06.085-P
L	Edge Element Required		Sec. 24.06.085-Q

Table 24-5 Notes
[1] Not required to exceed 15 feet.
[2] Minimum 15 feet; not required to exceed 25 feet.
[3] Not to exceed 720 square feet.
[4] Accessory building heights of up to 20 feet may be approved by the zoning administrator if the administrator determines that the additional height is necessary to accommodate a roof pitch consistent with the architectural style of the principal building and that the additional height will not be used to create habitable floor area.

Figure 24-3. Commercial House and Live-Work



I. Multi-Unit Residential Building Regulations. Multi-unit residential buildings (as defined in Sec. 24.08.020.A.5) are subject to the regulations of Table 24-6. See also Figure 24-4, which is keyed to the letter symbols in the first column of the table.

TABLE 24-6 MULTI-UNIT RESIDENTIAL BUILDINGS		**MID-RES**	**MID-TRN** **MID-MIX**	**Supplemental**
1. Lot				
A	Minimum Lot Area (square feet)	6,000	6,000	
B	Minimum Lot Width (feet)			
	Interior Lot Corner Lot	50 60	50 60	
2. Principal Building Siting				

C	Minimum Front Setback (feet)	25	10	
C	Maximum Front Setback (feet)	30	30	
	Minimum Building Coverage at/between Min. and Max. Front Setback (%)	75	75	
D	Minimum Interior Side Setback (one side/both sides, feet)	3/9	3/9	
E	Minimum Street Side Setback (% of lot width)	20[1]	20[1]	
F	Minimum Rear Setback (% of lot depth)	20[2]	20[2]	
3. Accessory Building Siting				
	Minimum Rear and Interior Side Setback (feet)	1.5	1.5	
	Minimum Alley Setback (feet)	5	5	
4. Uses				
G	Allowed Uses in All Stories	Residential uses allowed by Sec. 24.07.030		
5. Building Coverage				
	Maximum Building Coverage of Principal & Accessory Buildings Combined (% of lot area)			
	Interior Lot Corner Lot	50 60	50 60	

	Maximum Building Coverage of Accessory Buildings (% of lot area)	12[3]	12[3]	
6. Building Width				
	Maximum Building Width (feet)	85	No Max.	
7. Building Height				Sec. 24.06.085-M
H	First Story Floor Elevation (min/max above sidewalk, ft.)	0 to 4	0 to 4	
I	Maximum Principal Building Height (feet)	~~35~~45	~~35~~45	
I	Maximum Accessory Building Height (feet)	16[4]	16[4]	
8. Building Façade				
J	Minimum Front Facade Transparency	20	20	Sec. 24.06.085-O
J	Minimum Street-Side Facade Transparency	5	5	
9. Lot Edges				
K	Edge Type Required	Landscape		Sec. 24.06.085-P
L	Edge Element Required	Porch or Stoop		Sec. 24.06.085-Q

Table 24-6 Notes

[1] Not required to exceed 15 feet.

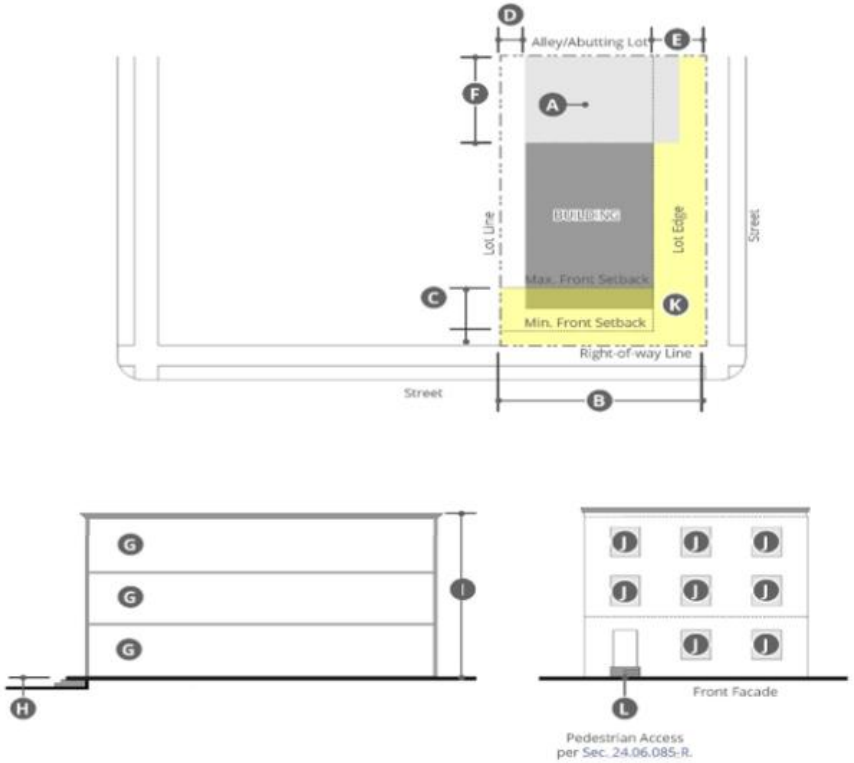
[2] Minimum 15 feet; not required to exceed 25 feet.

[3] Not to exceed 720 square feet.

[4] Accessory building heights of up to 20 feet may be approved by the zoning administrator if

the administrator determines that the additional height is necessary to accommodate a roof pitch consistent with the architectural style of the principal building and that the additional height will not be used to create habitable floor area.

Figure 24-4 Multi-Unit Residential Building



J. Commercial Building Regulations. Commercial buildings are subject to the regulations of Table 24-7. See also Figure 24-5, which is keyed to the letter symbols in the first column of the table. Commercial buildings are buildings occupied by nonresidential uses in all stories of the building.

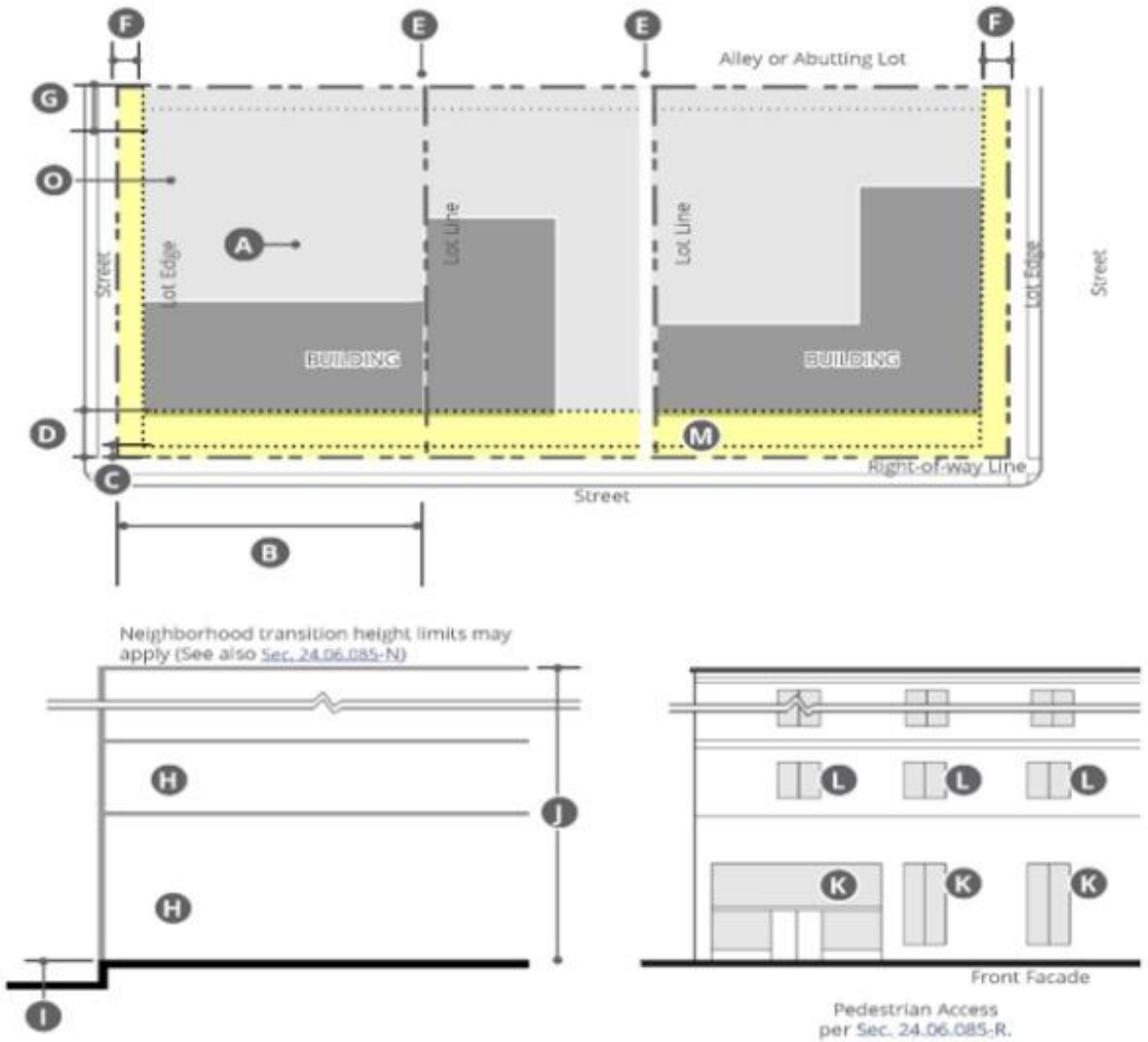
TABLE 24-7 COMMERCIAL BUILDINGS		**MID-TRN**	**MID-MIX**	**Supplemental**
1. Lot				
A	Minimum Lot Area (square feet)	6,000	6,000	
B	Minimum Lot Width (feet)	50	50	

2. Principal Building Siting				
C	Minimum Front Setback (feet)	10	5	
D	Maximum Front Setback (feet)	25	10	
	Minimum Building Coverage at/between Min. and Max. Front Setback (%)	60	70	
E	Minimum Interior (non-street) Side Setback (feet)	3[1]	3[1]	
F	Minimum Street Side Setback (% of lot width)	10[2]	10[2]	
G	Minimum Rear Setback (% of lot depth)	20[3]	20[3]	
3. Accessory Building Siting				
	Minimum Rear and Interior Side Setback (feet)	3	3	
	Minimum Alley Setback (feet)	5	5	
4. Uses				
H	All Stories	Any use allowed by 24.07.030		
5. Building Coverage				
	Maximum Building Coverage (% of lot area)	75	75	
6. Building Height				Sec. 24.06.085-M
I	First Story Floor Elevation (min/max above sidewalk, ft.)	0 to 3	0 to 3	
J	Maximum Principal Building Height (stories/feet)	3/42	3/42	Sec. 24.06.085-N

J	Maximum Accessory Building Height (feet)	20	20	
7. Building Façade				
K	Minimum Front Facade Transparency			Sec. 24.06.085-O
L	Ground Story Upper Stories (above first)	50 15	60 20	
	Minimum Street-Side Facade Transparency All Stories	15	15	
8. Lot Edges				
M	Edge Type Required	Hardscape		Sec. 24.06.085-P
	Edge Element Required	None		

Table 24-7 Notes
[1] No side setback is required abutting a lot occupied by a nonresidential building with no side setback along the shared lot line.
[2] Not required to exceed 15 feet.
[3] Minimum 15 feet; not required to exceed 25 feet.

Figure 24-5. Commercial Building



K. Vertical Mixed-use Building Regulations. Vertical mixed-use buildings (as defined in Sec. 24.08.020.A.6) are subject to the regulations of Table 24-8. See also Figure 24-6, which is keyed to the letter symbols in the first column of the table.

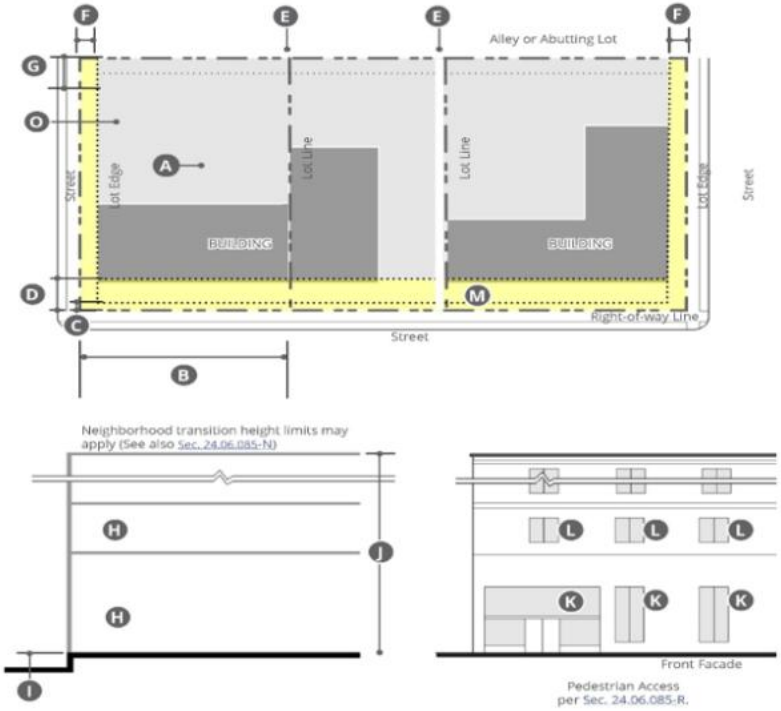
TABLE 24-8 VERTICAL MIXED-USE BUILDINGS	**MID-TRN**	**MID-MIX**	**Supplemental**
1. Lot			

A	Minimum Lot Area (square feet)	6,000	6,000	
B	Minimum Lot Width (feet)	50	50	
2. Principal Building Siting				
C	Minimum Front Setback (feet)	10	5	
D	Maximum Front Setback (feet)	25	10	
	Minimum Building Coverage at/between Min. and Max. Front Setback (%)	60	80	
E	Minimum Interior (non-street) Side Setback (feet)	3[1]	3[1]	
F	Minimum Street Side Setback (% of lot width)	10[2]	10[2]	
G	Minimum Rear Setback (% of lot depth)	20[3]	20[3]	
3. Accessory Building Siting				
	Minimum Rear and Interior Side Setback (feet)	3	3	
	Minimum Alley Setback (feet)	5	5	
4. Uses				
H	Allowed Uses in Ground Story	Commercial uses allowed by Sec. 24.07.030 [4]		
I	Allowed Uses in Other Stories	Any use allowed by Sec. 24.07.030		
5. Building Coverage				
	Maximum Building Coverage (% of lot area)	75	75	
6. Building Height				Sec. 24.06.085-M
J	First Story Floor Elevation (min/max above	0 to 1.5	0 to 1.5	

	sidewalk, ft.)			
K	Minimum Ground Story Height (floor-to-floor/feet)	14	14	
L	Minimum Principal Building Height (stories)	2	2	
L	Maximum Principal Building Height (~~stories/~~feet)	~~3/42~~45	~~3/42~~45	Sec. 24.06.085-N
L	Maximum Accessory Building Height (feet)	20	20	
7. Building Facade				
M	Minimum Front Facade Transparency			Sec. 24.06.085-O
N	Ground Story Upper Stories (above first)	55 20	70 25	
	Minimum Street-Side Facade Transparency All Stories	15	15	
8. Lot Edges				
O	Edge Type Required	Hardscape		Sec. 24.06.085-P
	Edge Element Required	None		

Table 24-8 Notes
[1] No side setback is required abutting a lot occupied by a nonresidential building with no side setback along the shared lot line.
[2] Not required to exceed 15 feet.
[3] Minimum 15 feet; not required to exceed 25 feet.
[4] Residential dwelling units may be located in the ground-story but not within 20 feet of a North Avenue-facing building facade.

Figure 24-6. ~~Veritical~~Vertical Mixed-Use Building



CHAPTER 24.07 ALLOWED USES

24.07.010 General

Principal uses are allowed in residential, commercial and industrial zoning districts in accordance with use table of Section 24.07.030.

24.07.020 Understanding The Use Table

A. Use Classification System. For the purpose of this zoning ordinance, uses are classified into use categories and subcategories. These are described and defined in Chapter 24.08. Use categories and subcategories are identified in the first column of the use tables. In some cases, specific use types are listed in addition to the use categories and subcategories.

B. Permitted Uses. Uses identified with a "P" in the use tables are permitted as-of-right in the subject zoning district, subject to compliance with all other applicable standards of this zoning ordinance.

C. Conditional Uses. Uses identified with a "C" in the use table may be allowed if reviewed and approved in accordance with the conditional use permit procedures of Section 24.16.040. Conditional uses are subject to compliance with any use-specific standards identified in the final column of the table and with all other applicable regulations of this zoning ordinance.

D. Prohibited Uses. Uses identified with an "-" are expressly prohibited. Uses that are not listed in the use table are also prohibited.

E. Use Standards. The "standards" column of use table identifies use-specific standards that apply to some uses. Unless otherwise expressly stated, compliance with such standards is required regardless of whether the use is permitted as-of-right or requires conditional use approval.

F. Accessory Uses. Uses classified as accessory uses, such as home occupations, are not included in the use table. Customary accessory uses are permitted in conjunction with allowed principal uses, provided they comply with all applicable regulations of Chapter 24.10.

~~F.~~G. Overlay Districts. Some areas may be subject to an overlay district that establishes additional or alternative use standards, as specified in Chapter 24.05.

24.07.030 Use Table

The following table identifies principal uses allowed in residential, commercial and industrial zoning districts. See Section 24.07.020 for information about how to interpret the use table.

USE CATEGORY	DISTRICTS																				
Use Subcategory (See Chapter 24.08) - Specific Use Type (See Ch. 24.08)	~~R1-15~~GR	~~R1-9~~SR	~~R1-6~~NR	~~R-2~~MR	~~R-4~~LDM	~~R-8~~MDM	CO [5]	C1[5]	C2[5]	M1 [5]	M2	SP-CON	SP-POS	SP-PUB	SP-INS	SP-MED	SP-RP[1]	SP-PKG	MID-RES	MID-TRN	MID-MIX	USE REGULATIONS
RESIDENTIAL																						
Household Living																						
- Detached House	P	P	P	P	P	P	-	~~C~~P	-	-	-	-	-	-	-	-	-	-	P	P~~C~~	-	
- Semi-detached House	-P	-P	-P	P	P	P	-	~~C~~P	-	-	-	-	-	-	-	-	-	-	P	~~C~~P	-	24.09.020A
- Two-unit House	-P	-P	-P	P	P	P	-P	~~C~~P	-	-	-	-	-	-	-	-	-	-	P	~~C~~P	-	24.09.020B
- Three-Unit/Four-Unit House	-	-	-	P	P	P	P	-P	-	-	-	-	-	-	-	-	-	-	-P	P	P	24.09.020C
- Cottage Court	-	-	-	P	P	-P	-	-	-	-	-	-	-	-	-	-	-	-	P-	P	-	24.09.020D
- Attached House	P-	P-	P-	P-	P	P	-	~~C~~P	-	-	-	-	-	-	-	-	-	-	P	P~~C~~	P-	24.09.020A
~~- Multi-unit Building~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~P~~	~~-~~	~~P~~	~~P~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	-	~~-~~	~~P~~	~~P~~	~~-~~	~~24.09.070~~

- Multi-unit Residential Building, 5-12 units	-	-	-	P	P	P	P	P	P	-	-	-	-	-	P	-	P	-	P	P	P	
- Multi-unit Residential Building, 13+ units	-	-	-	-	-	-	-	P	P	-	-	-	-	-	P	-	P	-	-	P	P	
- Mixed-use Building, Vertical	-	-	-	-	-	-	-P	P	P	-	-	-	-	-	-	-	P	-	-	P	P	
- Mixed-use, Horizontal	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	
- Educational Facility Housing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-P	-P	-	-	-	-	-	24.06.060C
- Live-Work Unit	-	-	-	-	P	P	-P	P	-	-	-	-	-	-	-	-	-	-	-	P	P	24.09.020E
Group Living (except as indicated below)	-	-	-	-	C	C	-	P	C	-	-	-	-	-	C	C	-	-	C	P	C	
- Adult Family Home	P/C	P/C	P/C	P/C	P/C	P/C	-	C	-	-	-	-	-	-	C	C	-	-	P/C	C	-	24.09.010
- Community Living Arrangement	P/C	P/C	P/C	P/C	P/C	P/C	-	C	-	-	-	-	-	-	C	C	-	-	P/C	C	-	24.09.040
- Foster Home/Treatment Foster Home	P	P	P	P	P	P	-	C	-	-	-	-	-	-	C	C	-	-	P	C	-	24.09.060
PUBLIC/CIVIL	**~~R1-15~~GR**	**~~R1-9~~SR**	**~~R1-6~~NR**	**~~R-2~~MR**	**~~R-4~~LDM**	**~~R-8~~MDM**	**CO[5]**	**C1[5]**	**C2[5]**	**M1[5]**	**M2**	**SP-CON**	**SP-POS**	**SP-PUB**	**SP-INS**	**SP-MED**	**SP-RP[1]**	**SP-PKG**	**MID-RES**	**MID-TRN**	**MID-MIX**	**USE REGULATIONS**
College/University	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P		-	-	-	-	

Day Care																						
- Home-Based—Up to 8 children or adults	P	P	P	P	P	P	P	P	P	-	-	-	C	-	C	C		-	P	P	P	
- More than 8 children or adults [7]	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	C	C	C	C	-	-	-	C	-	C	C		-	-	C	C	
Detention and Correctional Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C		-	-	-	-	
Fraternal, Labor, Membership Organization	-	-	-	-	-	-	-	P	P	P	-	-	-	-	~~C~~P	-		-	-	P	P	
Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P		-	-	-	-	
Library/Cultural Exhibit	-	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	P	P	P	-	-	C	C	-	C	C		-	~~C~~P	P	P	
Park/Recreation/Open Space (except as indicated below)	-	-	-	-	-	-	-	-	-	-	-	~~C~~P	~~C~~P	~~C~~P	C	C		-	-	-	-	
- Community or Recreation Center	-	C	C	C	C	C	-	C	P	-	-	C	~~C~~P	C	C	C		-	C	C	P	
-General Recreation Park/Playground	-	C	C	C	C	C	-	-	-	-	-	~~C~~P	P	~~C~~P	C	C		-	C	-	-	
- Golf Course (min. 5,000 yards)	-	C	C	C	C	C	-	-	-	-	-	C	~~C~~P	C	C	C		-	C	-	-	
- Swimming Pool	-	C	C	C	C	C	-	-	-	-	-	C	~~C~~P	C	C	C		-	C	-	-	
- Tennis Court	C	C	C	C	C	C	-	-	-	-	-	C	~~C~~P	C	C	C		-	C	-	-	

Religious Assembly	C	C	C	C	C	C	-	~~C~~P	~~C~~P	~~-~~C	~~-~~	-	-	-	C	C		-	C	C	C	
Government or Safety Services	C	C	C	C	C	C	C	C	C	~~C~~P	~~C~~P	-	-	P	C	C		-	C	C	C	
School	-	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~-~~P	~~C~~P	-	-	-	~~C~~P	~~C~~P	-	~~C~~P	~~C~~P		-	~~C~~P	~~C~~P	-	
~~- Charter School~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~C~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	
Utilities & Services	-	C	C	C	C	C	C	C	-	-	-	-	C	C	-	-		-	C	C	-	
- Minor	P	P	P	P	P	P	P	P	P	P	P	~~C~~P	~~C~~P	P	~~C~~P	~~C~~P		-	P	P	P	
- Major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		-	C	C	C	
COMMERCIAL	**~~R1-15~~GR**	**~~R1-9~~SR**	**~~R1-6~~NR**	**~~R-2~~MR**	**~~R-4~~LDM**	**~~R-8~~MDM**	**CO [5]**	**C1[5]**	**C2[5]**	**M1 [5]**	**M2**	**SP-CON**	**SP-POS**	**SP-PUB**	**SP-INS**	**SP-MED**	**SP-RP[1]**	**SP-PKG**	**MID-RES**	**MID-TRN**	**MID-MIX**	**USE REGULATIONS**
Animal Services																						
- Sales & Grooming	-	-	-	-	-	-	~~-~~P	P	P	-	-	-	-	-	-	-		-	-	P	P	
- Shelter or Boarding Kennel	-	-	-	-	-	-	-	-	~~-~~C	~~C~~P	~~C~~P	-	-	-	-	-		-	-	-	-	
- Veterinary	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-		-	-	P	P	
Artist Work or Sales Space	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-		-	-	P	P	

Building Maintenance Service	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-		-	-	-	P	
Business Equipment Sales & Service	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-		-	-	P	P	
Business Support Service	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-		-	-	-	P	
- Trade/Vocational/Technical School	-	-	-	-	-	-	~~C~~P	-	P	~~C~~P	~~-~~P	-	-	-	-	-		-	-	-	P	
Communication Service Establishments	-	-	-	-	-	-	~~C~~P	~~C~~P	P	P	P	-	-	-	-	-		-	-	~~C~~P	P	
Construction Sales & Service	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-		-	-	-	P	
Eating & Drinking Establishments [3]																						
- Restaurant	-	-	-	-	-	-	C	C	C	-	-	-	C	-	-	C		-	-	C	C	
- Bar or Tavern	-	-	-	-	-	-	C	C	C	-	-	-	-	-	-	-		-	-	C	C	
Entertainment & Spectator Sports (except as indicated below)	-	-	-	-	-	-	-	C	C	-	-	-	-	C	-	-		-	-	C	C	
- Amphitheater	-	C	C	C	C	C	C	C	-	-	-	-	C	C	-	-		-	C	C	-	
- Aquarium or Planetarium	-	C	C	C	C	C	C	C	-	-	-	-	C	C	-	-		-	C	C	-	
- Auditorium	-	C	C	C	C	C	C	C	-	-	-	-	C	C	-	-		-	C	C	-	

- Stadium and Athletic Fields (accessory to schools only in R districts)	-	C	C	C	C	C	C	C	-	-	-	-	C	C	-	-		-	C	C	-	
Financial Services (except as indicated below)	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-		-	-	P	P	
- Convenient Cash Business	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-		-	-	-	-	24.09.050
-Food & Beverage Retail Sales																						
- Grocery Store	-	-	-	-	-	-	-	P	P	~~C~~P	-	-	-	-	-	-		-	-	P	P	
- Liquor/Wine/Beer Store	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-	-		-	-	C	C	
- Carry-out Only	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-		-	-	P	P	
Funeral & Interment Services																						
- Cemetery/Columbarium/Mausoleum	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-		-	-	-	-	
- Cremating	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-		-	-	-	-	
- Undertaking/Funeral Services	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-		-	-	P	P	
Lodging																						
- Bed & Breakfast	-	-	C	C	C	C	-	C	-	-	-	-	-	-	-	-		-	C	C	-	24.09.030

- Hotel/Motel	-	-	-	-	-	-	-	C	~~C~~P	-	-	-	-	-	-	-		-	-	C	C	
- Campground	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-		-	-	-	-	
Office, Administrative, Professional	-	-	-	-	-	-	P	P	P	~~C~~P	~~C~~P	-	-	P	-	P		-	-	P	P	
- Government/ School District Offices	-	P	P	P	P	P	P	P	P	-	-	-	-	-	P	P	-	-	-	P	P	
Office or Clinic, Medical	-	-	-	-	-	-	P	P	P	-	C	-	-	-	~~C~~P	P		-	-	P	P	
Parking, Non-Accessory	-	-	-	-	-	-	-	C	P	P	P	-	-	P	-	C		~~C~~P	-	C	P	24.06.080B
Personal Improvement Service	-	-	-	-	-	-	P	P	P	~~-~~P	~~-~~C	-	-	-	-	-		-	-	P	P	
Repair or Laundry Service, Consumer	-	-	-	-	-	-	~~C~~P	P	P	P	P	-	-	-	-	-		-	-	P	P	
Research Service	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P		-	-	P	P	
Retail Sales (except as indicated below)	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-		-	-	P	P	
-Antiques, Resale Shops, Second-hand Merchandise	-	-	-	-	-	-	-	~~C~~P	~~C~~P	~~C~~P	~~C~~P	-	-	-	-	-		-	-	~~C~~P	~~C~~P	6.55
- Cigarette, Cigar, Tobacco, Vape, or E-Cigarette Store	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-		-	-	-	-	24.09.120
- Cigarette & Tobacco Product Sales (ancillary)	-	-	-	-	-	-	-	~~C~~P	P	P	P	-	-	-	-	-		-	-	~~C~~P	P	

- Large-Format Retail	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-		-	-	-	-	24.09.090
Sports & Recreation, Participant																						
- Indoor	-	-	-	-	-	-	-	~~C~~P	~~C~~P	~~C~~P	~~C~~P	-	-	-	-	~~C~~P		-	-	~~C~~P	~~C~~P	~~24.09.030~~
- Outdoor	-	-	-	-	-	-	-	C	C	~~C~~P	~~C~~P	-	-	-	-	C		-	-	C	C	
Vehicle Sales & Service																						
- Auto Wash/Cleaning Service	-	-	-	-	-	-	-	-	C	P	P	-	-	~~C~~P	-	-		-	-	-	-	7.46.120
- Auto Fueling Station	-	-	-	-	-	-	-	-	C	P	P	-	-	~~C~~P	-	-		-	-	-	C	
- Heavy Vehicles and Equipment, Sales/Rentals	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-		-	-	-	-	
- Light Vehicles and Equipment, Sales/Rentals	-	-	-	-	-	-	-	-	~~C~~P	P	P	-	-	-	-	-		-	-	-	-	6.72
- Motor Vehicle Repair, Limited	-	-	-	-	-	-	-	-	P	P	P	-	-	~~C~~P	-	-		-	-	-	-	
- Motor Vehicle Repair, General	-	-	-	-	-	-	-	-	P	P	P	-	-	~~C~~P	-	-		-	-	-	-	
- Vehicle Storage & Towing	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-		-	-	-	-	
INDUSTRIAL	**~~R1-15~~GR**	**~~R1-9~~SR**	**~~R1-6~~NR**	**~~R-2~~MR**	**~~R-4~~LDM**	**~~R-8~~MDM**	**CO[5]**	**C1[5]**	**C2[5]**	**M1[5]**	**M2**	**SP-CON**	**SP-POS**	**SP-PUB**	**SP-INS**	**SP-M**	**SP-RP[1]**	**SP-PKG**	**MID-RES**	**MID-TRN**	**MID-MIX**	**USE REGULATIONS**

																E D						
Manufacturing & Industrial Services, Artisan	-	-	-	-	-	-	-	P	P	P	P	-	-	P	-	-		-	-	P	P	
Manufacturing & Industrial Services, Limited	-	-	-	-	-	-	-	-	-	P	P	-	-	P	-	-		-	-	-	-	
Manufacturing & Industrial Services, General	-	-	-	-	-	-	-	-	-	~~C~~P	P	-	-	-	-	-		-	-	-	-	
Manufacturing & Industrial Services, Intensive	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-		-	-	-	-	
-Recycling Service																						
- Limited	-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	-		-	-	-	P	
- General	-	-	-	-	-	-	-	-	-	-	P	-	-	~~C~~P	-	-		-	-	-	-	
Residential Storage Warehouses	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-		-	-	-	-	
-Warehousing, Wholesaling & Freight Movement																						
- Limited	-	-	-	-	-	-	-	-	-	P	P	-	-	P	-	-		-	-	-	-	
- General	-	-	-	-	-	-	-	-	-	~~C~~P	P	-	-	~~C~~P	-	-		-	-	-	-	
Waste-Related Use	-	-	-	-	-	-	-	-	-	-	C	-	-	~~C~~P	-	-		-	-	-	-	

AGRICULTURAL	~~R1-15~~GR	~~R1-9~~SR	~~R1-6~~NR	~~R-2~~MR	~~R-4~~LDM	~~R-8~~MDM	CO [5]	C1[5]	C2[5]	M1 [5]	M2	SP-CON	SP-POS	SP-PUB	SP-INS	SP-MED	SP-RP[1]	SP-PKG	MID-RES	MID-TRN	MID-MIX	USE REGULATIONS
Apiary	-	-	-	-	-	-	-	-	-	-	-	~~C~~P	-	-	-	-		-	-	-	-	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	~~C~~P	~~C~~P	P	C	C		-	P	P	P	
Farmer's Market	C	C	C	C	C	C	~~C~~P	P	P	P	P	-	~~C~~P	P	~~C~~P	~~C~~P		-	C	P	P	
Nurseries & Greenhouses	-	-	C	-	-	-	-	-	P	P	-	C	C	~~C~~P	C	C		-	-	-	P	
MISCELLANEOUS	~~R1-15~~GR	~~R1-9~~SR	~~R1-6~~NR	~~R-2~~MR	~~R-4~~LDM	~~R-8~~MDM	CO [5]	C1[5]	C2[5]	M1 [5]	M2	SP-CON	SP-POS	SP-PUB	SP-INS	SP-MED	SP-RP[1]	SP-PKG	MID-RES	MID-TRN	MID-MIX	USE REGULATIONS
Wireless Communication Facilities																						
- Co-located	[2]	[2]	[2]	[2]	[2]	[2]	[2]	P	P	P	P	-	-	P	-	-		-	[2]	P	-	24.09.110
- Freestanding	[2]	[2]	[2]	[2]	[2]	[2]	[2]	[2]	[2]	~~C~~P	~~C~~P	-	-	~~C~~P	-	-		-	[2]	[2]	[2]	24.09.110
Drive-through or Drive-in Facilities	-	-	-	-	-	-	C	C[4]	C[4]	C	C	-	-	-	-	-		-	-	-	-	24.11.100
Helipad	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	~~C~~P		-	-	-	-	

[1] See Section 24.06.070 for a list of permitted and conditional uses in the SP-RP district.
[2] See Section 24.09.110 for additional regulations.
[3] See Section 24.05.020 C.2. In a regional mall, no Conditional Use is required for establishments with no separate entrance or seating.
[4] See Section 24.05.030 B.7. Drive-through or drive-in facilities are prohibited in /NOR overlay. See Section 24.05.020 D for additional /MAY Overlay drive-

through or drive-in regulations.
[5] See Subsection 24.03.040 I and 24.04.040 F. - Outdoor storage activities require a Conditional Use.
[6] See Subsection 24.08.040 O.2. "Office or Clinic, Medical" definition.
[7] Only allowed on school or religious assembly properties with a Conditional Use.

CHAPTER 24.08 USE CLASSIFICATIONS

24.08.020 Residential Use Category

The residential use category includes uses that provide living accommodations to one or more persons.

A. Household Living. Residential occupancy of a dwelling unit by a household. When dwelling units are rented, tenancy is arranged on a month-to-month or longer basis. Uses where tenancy may be arranged for a shorter period are not considered residential; they are considered a form of lodging. See 24.18.020 for definitions.
   1. ~~Detached House. A principal residential building containing one dwelling unit located on a single lot with private yards on all sides.~~
   2. ~~Semi-detached House. A residential building containing 2 dwelling units, each located on its own lot with a common or abutting wall along shared lot lines. Each dwelling unit has its own external entrance.~~
   3. ~~Two-unit House. A residential building containing 2 dwelling units, both of which are located on the same single lot (also referred to as a "duplex" or "two-flat"). The dwelling units within a two-unit building are attached and may be located on separate floors or side-by-side.)~~
   4. ~~Attached House. A residential building containing 3 or more dwelling units, each located on its own lot with a common or abutting wall along shared lot lines. Each dwelling unit has its own external entrance.~~
   5. ~~Multi-unit Building. A residential building containing 3 or more dwelling units that share common walls and/or common floors/ceilings.~~
   6. ~~Mixed-use Building, Vertical. A building in which commercial uses occupy the ground floor and dwelling units occupy at one or more upper floors.~~

~~B. Group Living. Residential occupancy of a dwelling by other than a "household," typically providing communal kitchen/dining facilities. Examples of group living uses include but are not limited to fraternities, sororities, convents, monasteries and nursing homes.~~
   ~~1. Adult Family Home. See Section 50.01(1), Wisconsin Statutes.~~
   ~~2. Community Living Arrangement. See Section 46.03(22), Wisconsin Statutes.~~
   ~~3. Foster Home/Treatment Foster Home. See Sections 48.02(6) and 48.02(17q), Wisconsin Statutes.~~

24.08.030 Public And Civic Use Category

I. Government or Safety Services. Public safety services that provide fire, police, life protection, and public works operations ~~that provide fire, police or life protection,~~ together with ~~the incidental~~ customary storage of supplies (indoor and outdoor) and maintenance of necessary vehicles. Typical uses include fire stations, police stations, public works facilities, and ambulance services.

24.08.040 Commercial Use Category

A. Animal Services. The following are animal services use types:
   1. Sales & Grooming. Sales and grooming of dogs, cats and similar small animals. Typical uses include pet stores, dog bathing and clipping salons and pet grooming shops.
   2. Shelter or Boarding Kennel. An establishment in which more than three domestic animals over the age of three months may be kept for shelter, feed, and care at the direction of the animals' owners, for compensation, but not within the practice of veterinary medicine under Wis. Stat. 89.02(6). ~~Animal shelters and kennel services for dogs, cats and small animals~~. Typical uses include boarding kennels, pet resorts/hotels, dog training centers, doggy or pet day cares and animal rescue shelters.

3. Veterinary. Typical uses include pet clinics, dog and cat hospitals and animal hospitals.

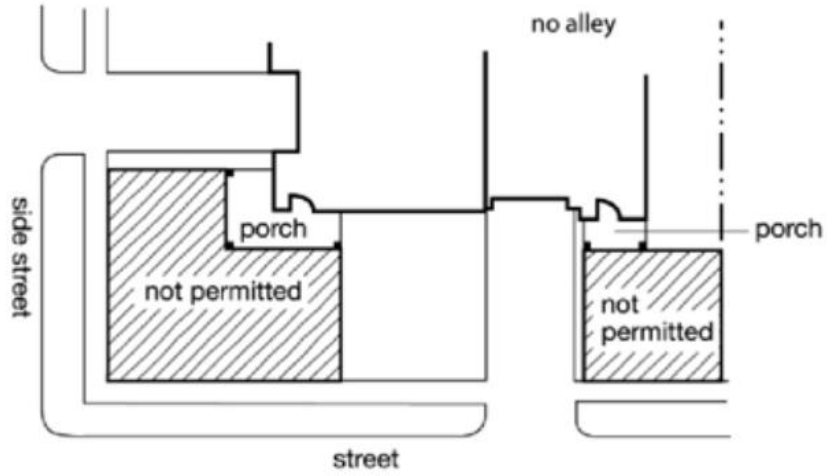
CHAPTER 24.09 SUPPLEMENTARY USE REGULATIONS

24.09.010 Adult Family Home
~~24.09.020 Attached And Semi-Attached Houses~~Residential Uses
24.09.030 Bed And Breakfast
24.09.040 Community Living Arrangements
24.09.050 Convenient Cash Businesses
24.09.060 Foster Home Or Treatment Foster Home
24.09.070 ~~Multi-Unit Building~~(RESERVED)
24.09.080 Community Garden
24.09.090 Large-Format Retail Developments
24.09.100 Sexually Oriented Businesses
24.09.110 Wireless Communication Facilities
24.09.120 Cigarette, Cigar, Tobacco, Vape, Or E-Cigarette Stores

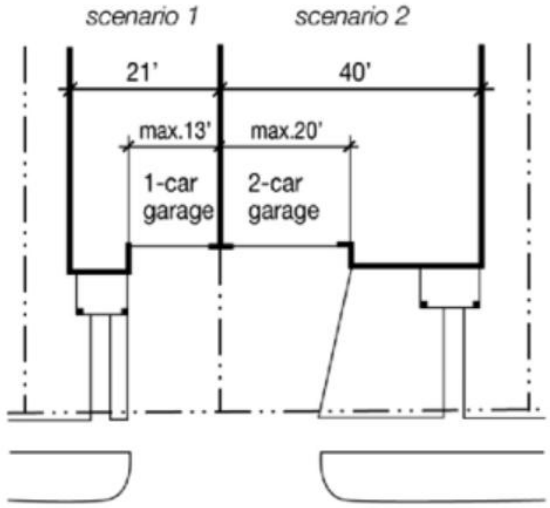
24.09.020 ~~ATTACHED AND SEMI-ATTACHED HOUSES~~Residential Uses

A. Attached and Semi-~~At~~Detached Houses.

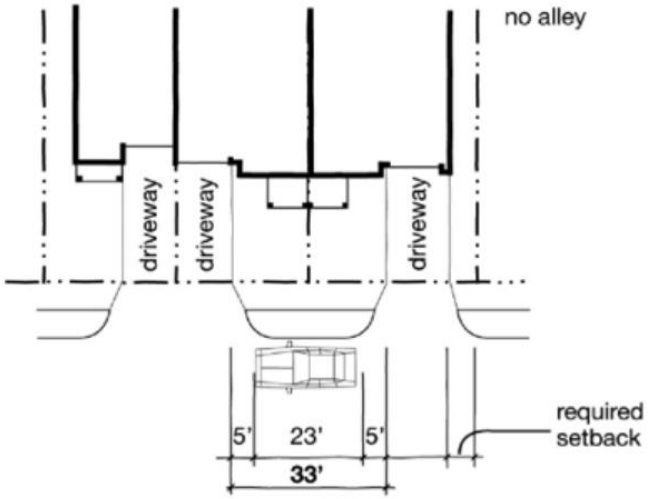
1. Applicability. Attached and semi-~~attached~~ detached houses are subject to all applicable regulations of this zoning ordinance except as modified or supplemented by the attached and semi-~~attached~~ detached house building regulations of this section.
2. Side Setbacks. No side setback is required for common or abutting walls. Otherwise, the minimum side setback requirements of the subject zoning district apply.
~~3. Number of Units. The maximum number of units allowed shall be the lesser of the maximum number of units allowed in the zoning district or 1,600 sf minimum lot area per unit.~~
~~4.~~3. Parking and Access.
    a. Access to parking spaces and garages must be from the alley for all parcels abutting an alley.
    b. For parcels without alley access, driveways, parking and other vehicular use areas may not be located between the porch or main building entrance and the street.



c. When parking is provided in a garage that faces a street, the following standards must be met:
   1) The garage width may not exceed 50% of the street-facing façade of each attached dwelling unit or 13 linear feet, whichever is greater (see diagram).



   2) An attached and semi-~~attached~~ detached house structure may have no more than 2 individual garage doors or carport entrances in succession on a street-facing façade.
   3) Garages and carports must be set back at least 20 feet from all property lines that abut a street. Garages and carports must be recessed as least 4 feet from street-facing façade of the building.
   4) When garages or carports are paired (abutting), driveways must be combined and centered on the property line between dwelling units providing access to the garages or carports. There must be a minimum of 33 feet distance between single or paired driveways, measured along the front property line, unless otherwise approved by the zoning administrator (see diagram).

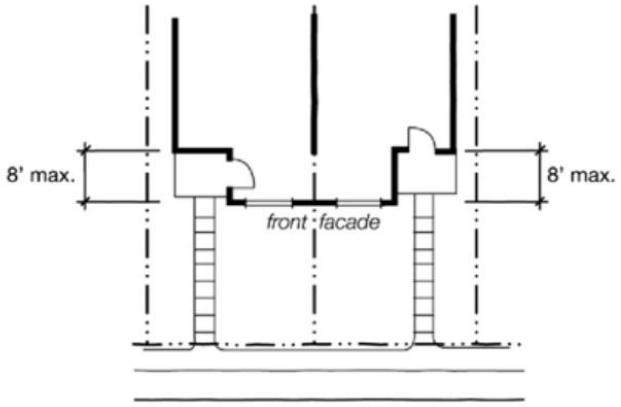


5) The width of all driveway approaches must meet city engineering standards.

~~5. Building Design.~~

~~a. Entry Treatment.~~

~~1) Each dwelling unit must have a separate ground-floor entrance that is clearly defined and highly visible on the building façade that faces a public street or a right-of-way other than an alley. The front door must be within 8 feet of the building's front façade. The door may be at any angle to the street as long as the other entrance standards are met.~~



~~2) Each front entrance must include a porch or covered entry. A pedestrian walkway must connect each front entrance to the street. A door that leads directly into a garage does not qualify as a front entrance.~~

~~b. Glazing. Each attached and semi-attached house dwelling unit must provide windows or glazed area equal to at least 15% of the building façade that faces a public street or a right-of-way other than an alley. Glazing in (vehicle) garage doors do not count towards meeting these glazing requirements.~~

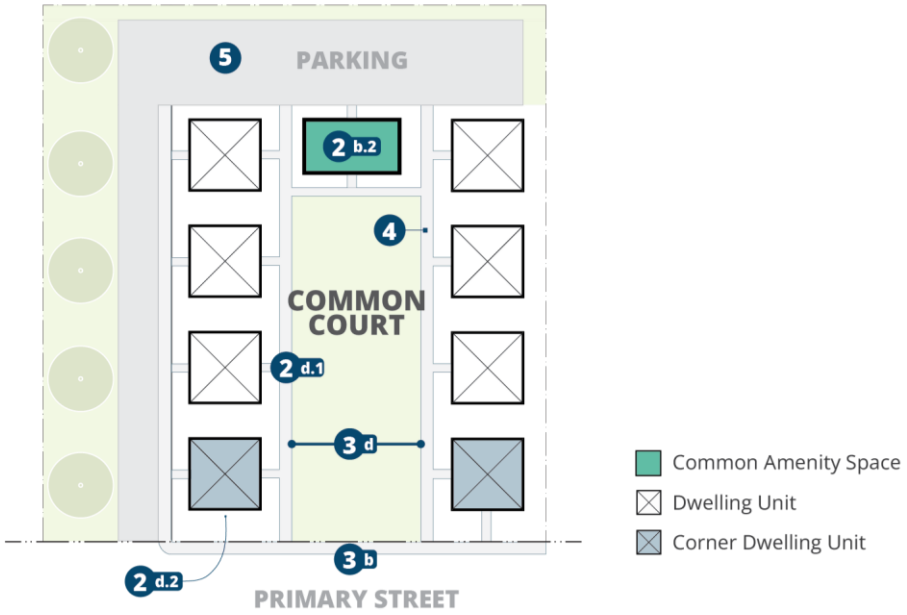
~~c. Building Modulation. The following façade modulation requirements apply to the front façade of all attached house structures when the buildings directly face a public street (other than an alley):~~

~~1) Exterior walls may not exceed 32 feet in (horizontal) length without modulation.~~
~~2) The modulation depth must be at least 2 feet.~~
~~3) Modulation may be achieved through such techniques and features as:~~
~~a) recessed or projecting wall offsets;~~
~~b) entryways;~~
~~c) porch or canopy structures including columns or piers;~~
~~d) balconies;~~
~~e) dormers; or~~

B. ~~other prominent architectural features that serve to provide dimension and break up large expanses of wall area..~~Two-Unit House.
1. All Districts. The primary entrances shall be oriented toward the street frontage.
2. R Districts. Two-unit dwellings shall include a shared front porch or prominent shared entry feature oriented toward the street, designed to reflect the appearance of a detached house.

C. Three-Unit/Four-Unit House. The primary entrances shall be oriented toward the street frontages.

D. Cottage Court.
1. Number of Cottage Courts. A maximum of one cottage court shall be allowed per development site.
2. Standards for Cottage Court Units on Individual Lots. If the cottage court buildings are located on individual lots, the minimum size of a cottage court lot shall be 1,500 square feet.
3. Size of Dwelling Units.
   a. A cottage court building utilized as a dwelling shall have a maximum floor area of 1,800 square feet.
   b. A cottage court building utilized as a common amenity space shall have a maximum floor area of 4,000 square feet.



4. Number of Dwelling Units.
    a. A maximum of one dwelling unit shall be allowed per building in a cottage court.
    b. A cottage court development site shall have a minimum of four and a maximum of 16 buildings per site.
    c. One of the allowed cottage court buildings may be utilized for common amenity space.
5. Building Orientation and Design.
    a. Buildings shall be oriented with their main entrance facing the shared common court open space, except for corner buildings.
    b. Corner buildings shall be oriented with their main entrance facing either the shared common court open space or the public right of way.
    c. Buildings shall have a front porch meeting the following standards:
        1) Width. Eight feet minimum
        2) Depth. Six feet minimum
        3) Height. Eight feet minimum
6. Permanent Foundation Required. Individual cottage home court buildings shall be affixed to the ground with a permanent foundation.
7. Common Court Open Space.
    a. Buildings in a cottage court shall be arranged around a common court.
    b. The common court shall be open to and visible from the public right of way.
    c. The common court shall have a minimum area of 2,500 square feet.
    d. The common court shall have a minimum width of 30 feet as measured from the interior of the pedestrian walkway.
    e. Required building setbacks do not count as common court open space.
    f. A maximum of 30 percent of a common court open space may be used for stormwater management if designed as a rain garden or bioswale.
8. Pedestrian Access.
    a. A pedestrian walkway with a minimum width of five feet shall connect all buildings to the public right of way, common court open space, and parking areas.
    b. The pedestrian walkway shall be setback a minimum of six feet from building entrances.
9. Vehicle Access and Parking.
    a. Parking and driveways shall be located to the rear of the buildings in a dwelling-cottage/tiny home court.
    b. Parking shall be accessed by an alley if an alley exists.
    c. If no alley exists, parking shall be accessed by a single driveway.
    d. The driveway shall be located either:
    e. From the secondary street for a corner development site, or
    f. To the interior side of the buildings on the development site.
10. Universal Design. A minimum of 5% of units, and no fewer than 2 units per cottage court shall be designed with accessible no-step entries.

E. Live-Work Unit.
1. Live-work units are not considered home occupations. Home occupations are regulated separately under Section 24.10.020.
2. The work area shall occupy a maximum of 50 percent of the total unit.
3. The work area shall be limited to the first or main floor only.
4. A minimum of one person shall reside and be employed in the live work unit.
5. A maximum of five people who are not residents of the live work unit may be employed in the work area at any one time.
6. Allowed nonresidential uses in a live-work unit shall include:
    a. Artisan Manufacturing,
    b. General Commercial,
    c. Office, Administrative, Professional.
    d. Personal Services, and

~~a.~~e. Private Meeting/Recreation/Event Facility.

~~24.09.070 MULTI-UNIT BUILDING~~ 24.09.070 RESERVED

~~The maximum number of dwelling units allowed within multi-unit residential buildings is limited in R4 and R8 districts, as follows:~~

~~A. R4 District. No more than 4 dwelling units is allowed in a single building or on a single lot in the R4 district.~~

~~B.~~A. ~~R8 District. No more than 8 dwelling units is allowed in a single building or on a single lot in the R8 district.~~

CHAPTER 24.10 ACCESSORY AND TEMPORARY USES

24.10.040 Electric Vehicle Charging Stations

A. General.
   1. Private (restricted-access) EV charging stations are permitted as accessory uses in all zoning districts.
   2. Public EV charging stations are permitted as accessory uses to allowed nonresidential uses in all zoning districts.

B. Parking.
   1. Electric vehicle charging stations may be counted toward satisfying minimum residential off-street parking space requirements.
   2. Public electric vehicle charging stations must be reserved for parking and charging electric vehicles only. Electric vehicles may be parked in any space designated for public parking, subject to the restrictions that apply to any other vehicle.
   3. Multi-unit Residential. Multi-unit developments may qualify for a reduction in the total number of required parking spaces where EV capable spaces are provided. The Zoning Administrator may approve a reduction in required parking proportional to the number of EV capable spaces provided, not to exceed ten percent of the total parking requirement. To qualify for a reduction, the development must meet the following criteria:
      a. The parking area includes forty or more spaces, and
      ~~b.~~ At least five percent of the total provided spaces are EV capable, up to a maximum of six EV capable spaces.

C. Equipment. Vehicle charging equipment must be designed and located so as to not impede pedestrian, bicycle or wheelchair movement or create safety hazards on sidewalks.

D. Usage Fees. Property owners are not restricted from collecting a service fee for the use of an electric vehicle charging station.

E. Posted Information.
   1. Information must be posted identifying voltage and amperage levels and any type of use, fees, or safety information related to the electric vehicle charging station.
   2. Public electric vehicle charging stations must be posted with signage indicating that the space is reserved for electric vehicle charging purposes only. For purposes of this provision, "charging" means that an electric vehicle is parked at an electric vehicle charging station and is connected to the battery charging station equipment.

F. Maintenance. Electric vehicle charging stations must be maintained in all respects, including the functioning of the equipment. A phone number or other current contact information must be provided on the equipment for reporting when it is not functioning or other problems are encountered.

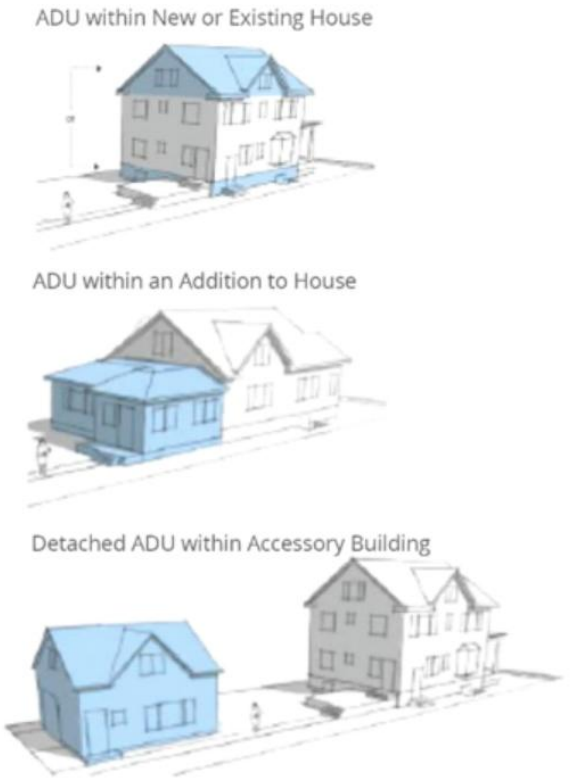
24.10.075 Accessory Dwelling Units (ADUS)

A. Purpose.
   1. The accessory dwelling unit regulations of this section are intended to help promote the benefits of accessory dwelling units, while also preserving neighborhood character and promoting predictability and certainty for established neighborhoods.
   2. Accessory dwelling units ("ADU") help advance the city's housing and land use goals and policies by:
      a. Accommodating additional housing units while preserving the character of existing neighborhoods;
      b. Allowing efficient use of the city's existing housing stock and infrastructure;
      c. Providing housing options and choices that respond to varying income levels, changing household sizes and lifestyle needs;

d. Providing a means for residents to remain in their homes and neighborhoods, and obtain extra income, security, companionship and assistance; and
e. Promoting a broader range of accessible and more affordable housing.

B. General Regulations for All ADUs. All accessory dwelling units must comply with the regulations of this subsection.

1. Zoning District Regulations. Accessory dwelling units are subject to all applicable regulations of the zoning district in which they are located, unless otherwise expressly stated in this section.
2. Where Allowed. Accessory dwelling units are allowed only on lots occupied by a detached house, semi-detached house, ~~or~~ attached house, or a two-unit house.
3. Number. No more than one accessory dwelling unit is allowed per lot.
4. Methods of Creation. An accessory dwelling unit may be created through any of the following methods:
   a. Converting existing area within the interior of a principal dwelling unit (e.g., attic or basement) to an ADU;
   b. Adding floor area to an existing dwelling unit to accommodate an ADU;
   c. Constructing a detached accessory dwelling unit on a parcel with an existing principal dwelling unit;
   d. Converting space within a detached accessory building; or
   e. Constructing a new principal dwelling unit with an internal or detached accessory dwelling unit.



5. Location of Entrances. Only one entrance to a principal dwelling unit containing an accessory dwelling unit may be located on a façade that faces a street, unless the principal dwelling unit contained an additional street-facing entrance before the accessory dwelling unit was created. Detached ADUs are exempt from this regulation.

6. Size. The floor area of an ADU may not exceed the gross floor area of the principal dwelling unit on the subject lot (excluding any attached garage), or ~~nine hundred~~1,000 square feet, whichever is less. For purposes of this provision, the following are excluded from the definition of "gross floor area":
   a. Garage areas;
   b. Basement areas where the ceiling height measured from the floor is less than seven feet; and
   c. Any other areas of the building where the floor-to-ceiling height is either less than five feet or not accessible by a stairway.
7. Parking. No additional parking is required for an accessory dwelling unit. Existing required parking for the principal dwelling unit must be maintained or replaced on-site.
8. Building Permit Approval. Before the issuance of a building permit for the construction of any new accessory dwelling unit, plans must be reviewed and approved by the chief building official to determine compliance with all applicable building and life safety codes.

C. Regulations for New Detached ADUs and Building Additions. The regulations of this subsection apply to all detached buildings and building additions proposed to be occupied by ADUs. These provisions apply only to detached buildings and building additions constructed after June 19, 2019.
1. Exterior Finish Materials. The exterior finish material must be compatible with ~~the same or visually match in type, size and placement,~~ the exterior finish material of the principal dwelling unit.
2. Roof Pitch. The roof pitch must be the same as the predominant roof pitch of the principal dwelling unit.
3. Trim. Trim on edges of elements on the building addition to the principal dwelling unit or the accessory structure occupied by the ADU must be ~~the same~~compatible in type, size and location as the trim used on the principal dwelling.
4. Entrances. Entrances to ADUs occupying detached accessory structures may not face the nearest ~~side or~~ rear property line unless there is an alley abutting that property line. Entrances may face the nearest side property line, provided there is a minimum setback of five feet from the side property line.
5. Setbacks. A detached accessory dwelling unit ~~must be located at least 10 feet behind~~shall not be located in front of the principal dwelling.
~~5.~~6. Building Separation. ~~This required ten~~ A minimum five-foot separation distance ~~must~~ shall be maintained between the detached ADU and the principal dwelling. This five-foot separation shall be free of structures except that it may include walkways, patios, decks and similar structures that do not exceed thirty inches in height above finished grade.
7. Height. ~~The maximum allowed height of a detached accessory dwelling unit is twenty feet or the height of the principal dwelling building, whichever is less.~~Detached accessory dwelling units shall not exceed sixteen feet in height unless constructed above a garage, in which case the height shall not exceed twenty-four feet in height. In all cases, the height of the detached accessory dwelling unit shall not exceed the height of the principal dwelling. The Zoning Administrator may approve a single-story detached accessory dwelling unit with a maximum height of twenty feet, provided the roof pitch matches that of the principal dwelling.
~~6.~~8. Building Coverage. Maximum building coverage limits for the lot do not apply to detached accessory dwelling units.

CHAPTER 24.11 PARKING AND LOADING

24.11.010 General

A. Purpose.
1. The regulations of this chapter are intended to ensure ~~provision~~ that residential developments provide adequate of off-street motor vehicle parking in proportion to their typical demand, while establishing design and access standards for required and provided parking, ~~and~~ loading ~~facilities~~, bicycle ~~parking areas,~~ and other transportation access facilities. These regulations are intended to ~~in rough proportion to the generalized parking and transportation demands of different land uses. By requiring such facilities, it is the intent of this chapter to help avoid the~~ reduce the negative impacts associated with spillover parking into adjacent areas and ~~, while at the same time~~ avoid~~ing~~ the negative environmental and visual impacts that can result from excessively large parking lots and other vehicular use areas.
2. The provisions of this chapter are also intended to help protect the public health, safety and general welfare by:
   a. helping avoid and mitigate traffic congestion;

b. encouraging multi-modal transportation options and enhanced pedestrian and cyclist safety;
c. providing methods to reduce the amount of impervious surfaces associated with parking areas and to help ensure that sufficient and effective stormwater management measures are incorporated into the parking lot design in order to reduce the environmental impacts of impervious surfaces and stormwater runoff;
d. providing flexible methods of responding to the transportation and access demands of various land uses in different areas of the city.

B. Applicability.
1. General. Unless otherwise expressly stated, the regulations of this chapter apply to all districts and uses.
2. New Uses and Development. Unless otherwise expressly stated, the regulations of this chapter apply to all new buildings constructed and all new uses established in all zoning districts.
3. Enlargements and Expansions.
a. Unless otherwise expressly stated, the regulations of this chapter apply whenever an existing building or use is enlarged or expanded to include additional dwelling units, floor area, ~~seating capacity, employees~~ or other units of measurement used for establishing off-street parking and loading requirements.
b. In the case of enlargements or expansions of residential uses triggering requirements for additional parking or loading, additional spaces are required only to serve the enlarged or expanded area, not the entire building or use. In other words, there is no requirement to address lawfully existing parking and loading space deficits.
c. When an enlargement or/and expansion of a residential use requires a conditional use approval, exceptions to the minimum parking ratios may also be considered. In considering the request, review and decision-making bodies must weigh projected parking and access needs in relation to projected mode split (i.e., auto, transit, pedestrian, bicycle), availability of on-street and nearby parking and other relevant factors that may justify the issuance of the conditional use permit. Review and decision-making bodies may consider, among other factors, the positive impacts that reduced parking ratios may have on economic development, building reuse and neighborhood preservation goals.
4. Change of Use.
a. When a nonresidential use is converted to a residential use, the new residential use must provide the minimum off-street parking spaces required by Section 24.11.020. ~~an existing or previous use fails to provide the number of off-street parking or loading spaces required under this ordinance and a new use is proposed the existing parking and loading (deficit) may be continued. When the number of parking or loading spaces required for the new use exceeds the number of spaces required for the use that most recently occupied the property, additional spaces are required only to make up the difference between the number of spaces required for the previous use and the number of spaces required for the new use, based on the regulations of this zoning ordinance.~~
b. ~~When a change of use is proposed within an existing building and the proposed use does not comply with the minimum off-street parking ratios of Section 24.11.020, t~~The land owner may ~~apply~~ request a reduction in or waiver of minimum required parking ratios through the conditional use process. ~~for conditional use approval to allow the use without complying with minimum parking ratios.~~ In considering the request, review and decision-making bodies must weigh projected parking and access needs in relation to projected mode split (i.e., auto, transit, pedestrian, bicycle), on-street and nearby availability of parking and other relevant factors that may justify the issuance of the conditional use permit. Review and decision-making bodies may consider, among other factors, the positive impacts that reduced parking ratios may have on housing, economic development, building reuse, and neighborhood preservation goals.

C. Exceptions. The board of public works is authorized to grant exceptions to the parking and loading regulations of this chapter.

24.11.020 Minimum Parking Ratios

~~A. C1, Neighborhood/Village Trade. The following minimum off-street motor vehicle parking requirements are applicable in the C1 district:~~

~~Use~~	~~Minimum Motor Vehicle Parking Requirement~~
~~Eating & Drinking Establishments~~	~~1 space per 500 square feet~~
~~Theaters/Places of Assembly~~	~~1 space per 200 square feet~~
~~Groceries~~	~~1 space per 200 square feet~~
~~All Other Office and Commercial Uses~~	~~1 space per 500 square feet~~
~~All Other Uses~~	~~As required in Section 24.11.020B.~~

A. ~~All Other Districts.~~ Except as otherwise expressly stated, off-street motor vehicle parking spaces must be provided in accordance with the following table.~~:~~

1. Nonresidential Uses. There are no minimum off-street motor vehicle parking requirements for nonresidential uses. Any parking that is provided must comply with all other applicable standards of this chapter.

~~1.~~2. Residential Uses. Minimum parking ratios for residential uses are as follows:

USE CATEGORY Use Subcategory -Specific Use Type	**Minimum Motor Vehicle Off-Street Parking Ratio**
RESIDENTIAL	
Household Living	
-Detached House	~~2~~1.0 space~~s~~ per dwelling unit
-Semi-detached House	1.0~~2.0~~ space~~s~~ per dwelling unit
-Two-unit Building	1.0~~2.0~~ space~~s~~ per dwelling unit
- Three-Unit/Four-Unit House	1.0 space per dwelling unit
- Cottage Court	1.0 space per dwelling unit
-Attached House	~~2~~1.0 space~~s~~ per dwelling unit
-Multi-unit Building	-1.0 space per dwelling unit
~~- Studio~~	~~1.0 space per dwelling unit~~
~~- One Bedroom~~	~~1.0 space per dwelling unit~~
~~- Two Bedroom~~	~~1.5 spaces per dwelling unit~~
~~- Three or More Bedroom~~	~~2.0 spaces per dwelling unit~~
~~-~~-Elderly (One or More Bedroom)	~~1.0~~0.5 space per dwelling unit

-Mixed-use Building, Vertical and Horizontal [1]	Same as Multi-unit Building, parking is only required for the residential portion
Live-Work Unit	1.0 space per dwelling unit, parking is only required for the residential portion
Group Living	As determined by zoning administrator (See Section 24.11.030G)
~~**PUBLIC/CIVIC**~~	
~~College/University~~	~~As determined by zoning administrator (See Section 24.11.030G)~~
~~Day Care~~	~~2 spaces plus 1 space per nonresident employee~~
~~Detention & Correctional Facilities~~	~~As determined by zoning administrator (See Section 24.11.030G)~~
~~Fraternal, Labor, Membership Organization~~	~~As determined by zoning administrator (See Section 24.11.030G)~~
~~Hospital~~	~~As determined by zoning administrator (See Section 24.11.030G)~~
~~Library/Cultural Facility~~	~~3 spaces per 1,000 square feet~~
~~Park/Recreation/Open Space (except as identified below)~~	~~As determined by zoning administrator (See Section 24.11.030G)~~
~~Religious Assembly~~	~~1 space per 8 seats~~
~~Safety Services~~	~~As determined by zoning administrator (See Section 24.11.030G)~~
~~School~~	~~-~~
~~-Elementary~~	~~1 space per employee~~
~~-Junior and Senior High School~~	~~1.5 spaces per employee~~
~~Utilities & Services~~	~~-~~
~~-Minor, Basic~~	~~None~~
~~-Major~~	~~2 spaces plus 1 space per nonresident employee~~
~~**COMMERCIAL**~~	
~~Animal Services~~	~~-~~
~~-Sales & Grooming~~	~~2.5 spaces per 1,000 square feet~~
~~-Shelter or Boarding Kennel~~	~~2 spaces per 1,000 square feet~~
~~-Veterinary Clinic~~	~~4 spaces per 1,000 square feet~~
~~Artist Work or Sales Space~~	~~2.5 spaces per 1,000 square feet~~
~~Building Maintenance Service~~	~~1 space per employee~~
~~Business Equipment Sales & Service~~	~~2.5 spaces per 1,000 square feet~~
~~Business Support Service~~	~~2.5 spaces per 1,000 square feet~~
~~Communication Service Establishments~~	~~2.5 spaces per 1,000 square feet~~

Construction Sales & Service	2 spaces per 1,000 square feet
Drive-in or Drive-through Uses	Spaces required for principal use plus vehicle stacking spaces as required by Section 24.11.100
Eating & Drinking Establishments	-
-Carry-out Only	2.5 spaces per 1,000 square feet
-Drive-in or Drive-through	8 spaces per 1,000 square feet plus vehicle stacking spaces as required by Section 24.11.100
-All Other	8 spaces per 1,000 square feet
Entertainment & Spectator Sports	1 space per 6 seats
Financial Services	4 spaces per 1,000 square feet
Food & Beverage Retail Sales	4 spaces per 1,000 square feet
Funeral & Interment Services	1 space per 6 seats in chapel, plus one per vehicle used as part of operation
Lodging	1 space per guest room plus spaces for ancillary uses (e.g., restaurant)
Office, Admin., Professional	3 spaces per 1,000 square feet
Office or Clinic, Medical	6.67 spaces per 1,000 square feet
Parking, Non-Accessory	None
Personal Improvement Service	4 spaces per 1,000 square feet
Repair or Laundry Service, Consumer	4 spaces per 1,000 square feet
Research Service	3 spaces per 1,000 square feet
Residential Convenience/Support	None
Retail Sales (including regional malls regardless of use mix)	4 spaces per 1,000 square feet
Sports & Recreation, Participant	As determined by zoning administrator (See Section 24.11.030G)
Vehicle Sales & Service	-
-Auto Fueling Station	1 space per gas pump (at the pump) plus 1 space per service bay
-Auto Wash/Cleaning Service	Vehicle stacking spaces as required by Section 24.11.100
-Heavy Equipment Sales/Rentals	1 space per employee plus 2 spaces per service stall/bay
-Light Equipment Sales/Rentals	1 space per employee plus 2 spaces per service stall/bay
-Motor Vehicle Repair	2 spaces per service bay/stall
-Vehicle Storage & Towing	4 spaces plus 1 space per employee
INDUSTRIAL	
Manufacturing, Production & Industrial Services	1 space per employee

~~Recycling Service~~	~~1 space per employee~~
~~Residential Storage Warehouse~~	~~1 space per 10 storage units plus 1 space per employee~~
~~Warehousing, Wholesaling & Freight Movement~~	~~1 space per employee~~
~~Waste-Related Use~~	~~1 space per employee~~
~~**AGRICULTURAL**~~	
~~Community Garden~~	~~None~~
~~Farmer's Market~~	~~None~~
~~Nurseries & Greenhouses~~	~~2.5 spaces per 1,000 square feet of customer-accessible sales area~~
~~**OTHER**~~	
~~Wireless Communication Facilities~~	~~None~~

[1] A 25% reduction in the minimum off-street parking requirements for residential uses in Section 24.11.020A may apply to mixed-use developments located in the C1, C2, MID-TRN, CO, and MID-MIX districts.

B. Parking Exemptions near Connect BRT Stations. The minimum off-street parking requirements for residential uses as detailed in Section 24.11.020B shall not apply to new development located within ¼ mile of a Connect BRT station in the /MAY overlay district, or the CO, C2, SP-MED, or SP-RP districts.

24.11.030 Calculations

The following rules apply when calculating the required number of off-street parking and loading spaces required for residential uses under this zoning ordinance.

A. Multiple Uses. Unless otherwise expressly stated, lots occupied by more than one residential use must provide parking and loading in an amount equal to the total of the requirements for all uses that occupy the lot.

~~A.~~B. Mixed-Uses. Unless otherwise expressly stated, mixed-use developments must provide parking for the residential portion of the site.

~~B.~~C. Fractions. When measurements of the number of required spaces result in a fractional number, any fraction of less than ½ is rounded down to the next lower whole number, and any fraction of ½ or more is rounded up to the next higher whole number.

~~C. Area Measurements. All area-based (square footage) requirements must be computed on the basis of the total gross floor area devoted to such use. This includes accessory storage areas located within selling or working space such as counters, racks, interior wall thicknesses, or closets and any basement floor area devoted to retailing activities, to the production or processing of goods, or to business or professional offices. However, floor area, for the purpose of determining off-street parking spaces does not include floor area devoted primarily to storage purposes except as otherwise expressly stated, nor floor area for parking and loading, including ramps and maneuvering space.~~

~~D. Seating or Occupancy. A seat is the space intended for a single individual; in places where patrons or spectators occupy benches, pews, or other similar seating arrangements, each 20 linear inches of such seating is counted as one seat. In places without fixed seating, each 8 square feet of seating floor area is counted as one seat.~~

~~E. Employees. Requirements based on employees must be based on the average number of persons working on any single shift.~~

~~F.~~D. Unlisted Uses. Upon receiving a development application for a use not specifically listed in an off-street parking schedule, the zoning administrator is authorized to apply the off-street parking ratio specified for the listed use that is deemed most similar to the proposed use or establish a minimum off-street parking ratio for the proposed use in accordance with Section 24.11.030D~~G~~.

~~G.~~E. Establishment of Other Parking Ratios. The zoning administrator is authorized to establish required minimum off-street parking ratios for unlisted uses and in those instances where authority to establish a requirement is expressly granted. Such ratios may be established on the basis of a similar use/parking determination (as described in Section 24.11.030C~~F~~), on parking data provided by the applicant or information otherwise available to the zoning administrator. Parking data and studies provided by applicants must include estimates of parking demand based on reliable data collected from comparable uses or on external data from credible research organizations. Comparability will be determined by density, scale, bulk, area, ~~type of activity~~ and location.

24.11.050 Shared Parking

A. Description. Shared parking represents an arrangement in which 2 or more ~~nonresidential~~ uses with different peak parking periods (hours of operation) use the same off-street parking spaces~~. to meet their minimum off-street parking requirements.~~

B. Authorization and Criteria.

1. The zoning administrator is authorized to approve shared parking arrangements for:
   a. ~~n~~Nonresidential uses with different hours of operation; and
   ~~a.~~b. Mixed-use developments where residential and nonresidential uses have offset peak parking demands.~~.~~
2. ~~The zoning administrator may permit parking required for one use to be supplied by the off-street parking spaces provided for another use if the zoning administrator determines that the uses or activities will have peak parking demands at different periods of the day or week.~~
3. ~~3.~~2. In order to approve ~~an alternative compliance parking plan for~~ shared parking, the zoning administrator must find, based on competent evidence provided by the applicant, that there is no substantial conflict in the principal operating hours or peak parking demand of the uses for which the sharing of parking is proposed.
3. A request for approval of a shared parking arrangement must be accompanied by such information determined by the zoning administrator to be necessary to evaluate the peak parking demand characteristics or difference in hours and/or days of operation, including, but not limited to, a description of the uses and their operational characteristics~~, a site plan and a parking study that justifies the reduction in parking requested, as prepared by a licensed professional traffic engineer or other qualified professional.~~.
4. Residential uses may have shared parking with approval by the Zoning Administrator. In considering the request, the Zoning Administrator shall weigh projected parking and access needs in relation to projected mode split (i.e., auto, transit, pedestrian, bicycle), on-street and nearby availability of parking and other relevant factors that may justify the approval. The Zoning Administrator may consider, among other factors, the positive impacts that reduced parking ratios may have on housing goals, economic development, building reuse, and neighborhood preservation.

~~C. Location of Shared Parking. Shared parking arrangements are subject to the location standards of Section 24.11.060.~~

~~D.~~C. Shared Parking Agreement.

1. An agreement providing for the shared use of parking areas, executed by the parties involved, must be filed with the zoning administrator in a form approved by the city attorney and recorded with the register of deeds.
2. Shared parking agreements are binding upon applicants, their successors and assigns. Amendments to parking agreements require zoning administrator approval, based on whether the proposed amendment complies with all applicable zoning ordinance provisions.
3. Shared parking privileges remain in effect only as long as the agreement, binding on all parties, remains in force. If a shared parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this chapter.

24.11.060 Location of Off-Street Parking

A. General. Except as expressly allowed by the off-site parking regulations of Section 24.11.060D, required or provided off-street parking spaces must be located on the same lot as the building or use they are required to serve.

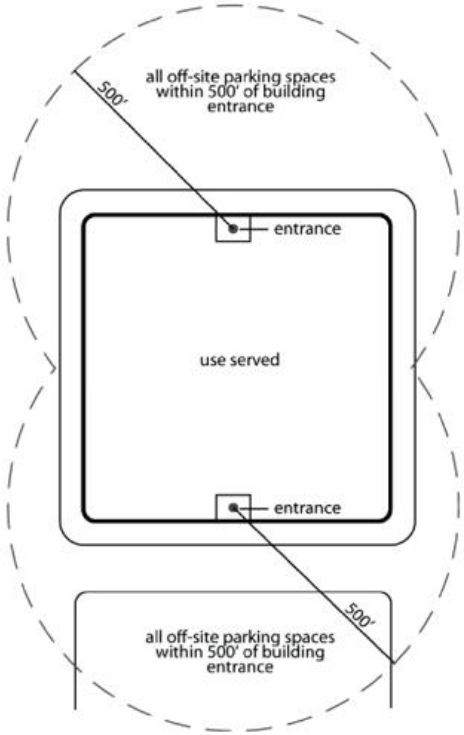
B. Residential Districts. The following regulations apply in all residential zoning districts:

1. Off-street parking spaces accessory to residential uses may be located in any setback except required front and street side setbacks. A two-unit residential building with attached garages is allowed to have 2 of the 4 required parking spaces located on paved areas in front and/or street side setbacks.

2. No motor vehicles may be parked on property occupied by residential uses unless they are within a garage, upon a paved parking slab, or upon a paved driveway leading directly from the street to the garage or paved parking slab.

C. Parking of Commercial Vehicles in Residential Districts.
   1. It is the declared purpose of this section in exercising the general police powers of the city and pursuant to the authority of the city to regulate land use, to preserve and maintain the esthetic attractiveness of residential neighborhoods, and toward this end it is the considered determination of the governing body of the City of Wauwatosa that vehicles that have the appearance of being used for commercial purposes if parked on residential properties outside of a garage has a general effect of detracting from the residential character of the neighborhood. It is recognized that the use of trucks and other vehicles that in the past have been traditionally used primarily for commercial purposes have in recent years gained popularity and widespread acceptance as both recreation and passenger vehicles. Therefore, the purpose of this section is not to restrict the use or parking of all trucks, but rather to prohibit the parking of commercial trucks or vehicles outside of a garage within a residential zoning district.
   2. To provide guidelines in determining whether a specific vehicle is a commercial vehicle for purposes of this section, the following characteristics must be considered although no one of such characteristics will be considered conclusive in determining whether such vehicle constitutes a commercial vehicle.
      a. If the vehicle carries a commercial or truck registration;
      b. If the vehicle has a commercial sign affixed, attached or painted thereof, the commercial character of the sign will be given considerable weight;
      c. If the vehicle is ordinarily used for commercial purposes and if such use is discernible from the exterior of the vehicle;
      d. If the gross weight of the vehicle exceeds 5,000 pounds.
   3. No person, firm or corporation may park a commercial vehicle in any residential district.
   4. This section is not intended to prohibit the temporary parking of commercial vehicles while they are being used to perform a service or make deliveries at the location where parked.
   5. This section is not intended to prohibit the parking of vehicles within a garage within a residential district.

D. Off-Site Parking.
   1. General. All or a portion of ~~required~~ provided off-street parking for nonresidential uses may be provided off-site, in accordance with the provisions of this section. Required accessible parking spaces for persons with disabilities may not be located off site. Required parking for residential uses must be located on the same lot as the residential use to be served by the parking.
   2. Location. Off-site parking areas must be located within a 500-foot radius of the use served by such parking, measured between the entrance of the use to be served and any portion of a parking space within the off-site parking lot. The off-site parking must be located in a zoning district that allows non-accessory parking or that allows the principal use that will be served by the parking. The 500-foot radius restriction does not apply to the MRMC campus. See Section 24.060.060B, footnote 2 for definition of MRMC campus.
   3. Control of Off-Site Parking Area.
      a. The property to be occupied by the off-site parking facilities must be under the same ownership as the lot containing the use to be served by the parking. The off-site parking area may be under separate ownership only if a legal agreement is provided to the zoning administrator guaranteeing the long-term availability of the parking. The agreement must be in a form approved by the city attorney and recorded with the register of deeds.
      b. Off-site parking agreements are binding upon applicants, their successors and assigns. Amendments to off-site parking agreements require zoning administrator approval, based on whether the proposed amendment complies with all applicable zoning ordinance provisions.



c. Off-site parking privileges remain in effect only as long as the agreement, binding on all parties, remains in force. If an off-site parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this chapter.

~~E. Special Rules Applicable to SP-MED District.~~

~~1. The rules in this section apply solely to the MRMC Campus portion of the SP-MED district (see Section 24.06.060B, footnote 2 for definition of MRMC Campus).~~

~~2.~~4. ~~In determining compliance with required parking ratios for uses within the MRMC Campus, the zoning administrator shall take into account all existing and contemplated on-site and off-site parking facilities located within the MRMC Campus. Sec. 24.11.060D.3 shall not apply to off-site parking facilities in the MRMC Campus; all off-site parking facilities shall be deemed to be shared parking facilities unless expressly restricted to a single principal use as evidenced by a written instrument provided to the zoning administrator by the owner(s) of such parking facilities. The 500-foot radius restriction referenced in Sec. 24.11.060D.2 shall not apply to shared parking facilities within the MRMC Campus.~~

24.11.080 Bicycle Parking

A. General. This section establishes regulations governing bicycle parking facilities.

B. Short-term Bicycle Parking.

1. Purpose. Short-term bicycle parking is generally intended to serve the needs of cyclists who park their bicycles for short time periods, including customers, clients, students and other short-term visitors.

2. Spaces Required. Short-term bicycle parking spaces are required in accordance with the following minimum ratios:

Short-term Bicycle Parking Spaces Req'd

Multi-unit Residential	1 space per 20~~5~~ dwelling units; 1 space min.
~~Multi-unit Residential (elderly)~~	~~1 space per 20 dwelling units; 1 space min.~~
Commercial, Public and Civic	1 per 10 motor vehicle spaces; 1 space min.
Industrial	1 per 20 motor vehicle spaces; 1 space min.

3. Design and Location.
   a. General. Required bicycle parking spaces must:
      1) consist of bike racks or lockers that are anchored so that they cannot be easily removed;
      2) be of solid construction, resistant to rust, corrosion, hammers and saws;
      3) allow both the bicycle frame and the wheels to be locked with the bicycle in an upright position using a standard U-lock;
      4) be designed so as not to cause damage to the bicycle;
      5) facilitate easy locking without interference from or to adjacent bicycles; and
      6) be in highly visible, active, well-illuminated areas that do not interfere with pedestrian movements.
   b. Location. At least 50% of required bicycle parking spaces must be located within 50 feet of a customer entrance, and the remainder must be located within 100 feet of any entrance. If required bicycle parking spaces are not visible from the abutting street or the main customer entrance, signs must be posted indicating their location.
   c. Size. All required bicycle parking spaces must have minimum dimensions of 2 feet in width by 6 feet in length, with a minimum overhead vertical clearance of 7 feet.

C. Long-term Bicycle Parking.
1. Purpose. Long-term bicycle parking is generally intended to serve the needs of cyclists who park their bicycles for long time periods, including overnight and all day parking, generally serving the needs of employees and residents.
2. Long-term Spaces Required. Long-term bicycle parking spaces are required in accordance with the following ratios:

Long-term bicycle parking spaces required	
Multi-Unit Residential	1 space per 4 dwelling units; 2 space min.
~~Multi-unit residential (age-restricted)~~	~~1 space per 10 dwelling units; 2 space min.~~
Commercial, Public and Civic	1 space per 6,000 sq. ft. gross floor area; 2 space min.
Industrial	1 space per 24,000 sq. ft. gross floor area; 2 space min.

3. The board of public works is authorized to approve a reduction in vehicle parking requirements for projects that provide additional long-term bicycle parking spaces.
4. Standards for long-term bicycle parking spaces. Long-term bicycle parking spaces must meet the following criteria:
   a. All required long-term bicycle parking spaces shall be located indoors, or in a location otherwise protected from weather and access by unauthorized persons, except at educational facilities or as otherwise approved by the Board of Public Works or Common Council;

b. Indoor bicycle parking spaces must be located on the ground floor or in a location otherwise served by an elevator or ramp capable of transporting the bicycle(s) being stored;
c. Long-term bicycle parking must provide bike racks or lockers anchored so that they cannot be easily removed or damaged, must allow both the bicycle frame and the wheels to be locked with the bicycle in an upright position, be designed so as not to cause damage to the bicycle, and facilitate easy locking without interference from or access to adjacent bicycles.

24.11.120 Vehicle Loading and Unloading

~~A. Required.~~

~~1. Off-street vehicle loading and unloading areas must be provided for any new proposed public/civic, commercial or industrial use or expansion of such a use that would result in a building with a floor area of 20,000 square feet or more.~~

~~2. Off-street vehicle loading and unloading areas must be provided for any new proposed residential use or residential use expansion that would result in project containing 50 or more dwelling units.~~

~~B.~~A. Plans Required. Off-street loading plans must be submitted with site plans, conditional use permits and building permits involving any use required or proposing to provide off-street loading facilities. Plans must accurately designate the proposed off-street loading spaces, dimensions and clearance and access to the loading spaces. Plans for the design of loading areas are subject to approval by the city.

~~C.~~B. Location and Design. The following location and design regulations apply to all provided off-street loading facilities regardless of whether they are required to be provided by this zoning ordinance.

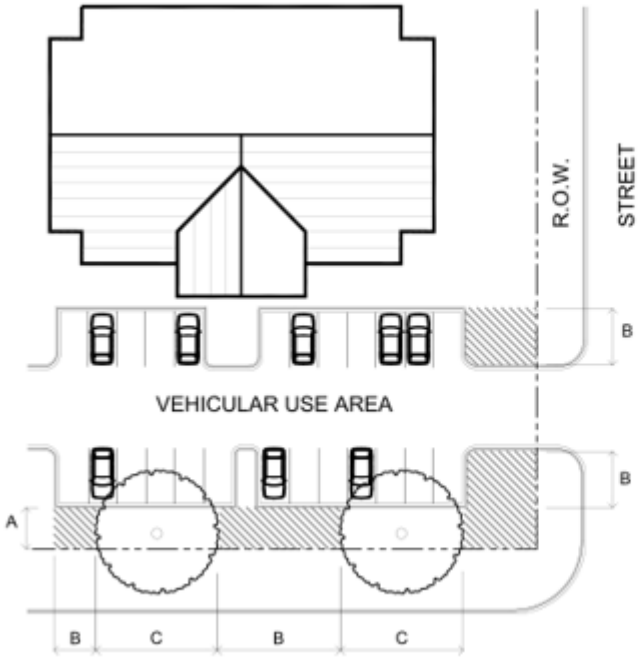
1. Off-street loading facilities must be located on the same lot as the use served.
2. All loading areas adjacent to a parcel within a residential zoning district~~s must~~ shall be screened from view ~~of the residential zoning district~~ in accordance with the screening standards of Section 24.12.040.
3. Loading spaces may not be located in a required front or side setback.
4. Loading areas and access drives must be paved and maintained with concrete, asphalt, or similar material of sufficient thickness and consistency to support anticipated traffic volumes and weights.
5. Each off-street loading space must be designed to provide a safe means of vehicular access to a street or alley in a manner which will least interfere with traffic movement and are subject to approval by the city.

CHAPTER 24.12 LANDSCAPING AND SCREENING

24.12.020 Perimeter Vehicular Use Area Landscaping

A. Applicability. Perimeter vehicular use area landscaping must be provided in accordance with the standards of this section when parking stalls are located within 100 feet of the right-of-way and when the stalls are part of any of the following:

1. Any new construction of a parking lot must comply with the current requirements of this ordinance.
2. Parking areas that are rehabilitated, reconstructed, ~~reconfigured~~ or renovated are required to comply with current requirements of this ordinance. This includes any construction activity that alters the base course material and/or addition of curb that is not currently in place. Maintenance shall not be subject to this requirement and includes re-striping, patching, and resurfacing of an existing lot.
3. When an existing vehicular use area is expanded by more than 1,750 square feet of additional paved area, in which case the requirements of this ordinance apply only to the expanded area if the original portion is only undergoing re-striping, patching, resurfacing or other construction activity that does not alter the base course in any way.
4. When an existing approved parking lot is expanded by 50 percent or more, based on square footage, or 50 percent or more is renovated, reconfigured, or base material altered, the entire parking area shall be brought into compliance with the requirements of this ordinance. All expanded areas or renovated areas are considered cumulative.



A Minimum dimension 10' from right-of-way

B Perimeter landscape areas required to meet ordinance regulations

C Existing tree to be preserved. Area of dripline exempt from perimeter landscape area requirements.

24.12.040 Screening

A. Features to Be Screened. The following features must be screened from view of public rights-of- way, public open spaces and from lots used or zoned for residential purposes.

1. Ground-mounted Mechanical Equipment. All ground-mounted mechanical equipment over 30 inches in height, other than air conditioning units, solar panels, wind-energy or similar renewable energy devices, is subject to principal building setbacks and ~~much~~ must be screened from view of all R- ~~and C-~~ zoned properties by a solid fence, solid wall, dense hedge, within a neutral-colored cabinet, or combination of such features. The hedge, fence, or wall must be tall enough to screen the equipment. See Section 15.04.040 C.2.a. for air conditioning unit requirements.
2. Roof-mounted Mechanical Equipment. Roof-mounted mechanical equipment (e.g., air conditioning, heating, cooling, ventilation, exhaust and similar equipment, but not solar panels, wind energy or similar renewable energy devices) over 30 inches in height must be screened from ground-level view of all R- and C-zoned properties in one of the following ways:
   a. A parapet along façades facing the ~~lot used or zoned for residential purposes~~ that is as tall as the tallest part of the equipment;
   b. A solid screen around the equipment that is as tall as the tallest part of the equipment, with the screen an integral part of the building's architectural design; or
   c. An equipment setback from roof edges facing ~~lots used or zoned for residential purposes~~ that is at least 3 feet in depth for each one foot of equipment height.
   ~~c.~~d. An alternative solution may be approved by the Design Review Board.

CHAPTER 24.14 GENERAL DEVELOPMENT REGULATIONS

24.14.010 Fences And Walls
24.14.020 Intersection Visibility
24.14.030 Pedestrian Standards
24.14.040 Access To Nonresidential From Residential Zoning
24.14.045 Attached and Semi-Detached Building Design Standards
24.14.050 Exceptions

24.14.030 Pedestrian Standards

A. Purpose. The pedestrian standards of this section are intended to promote a safe, attractive and usable pedestrian circulation system as a part of all new developments.

B. Applicability. The pedestrian standards of this section apply to all new commercial, mixed-use and multi-unit residential developments.

C. Standards. An on-site pedestrian circulation system must be provided in accordance with the following requirements:

1. Connection to the Street. The on-site pedestrian circulation system must connect all adjacent public rights-of-way to the main building entrance. The connection must follow a direct route and not involve significant out-of-direction travel for system users.
2. Connection to Neighboring Areas. Where appropriate, t~~T~~he on-site pedestrian circulation system ~~must~~ shall provide at least one connection to all adjacent properties. The connections must run to the property line and connect to existing paths or sidewalks on neighboring properties or to the likely location of future paths or sidewalks on those properties. If the zoning administrator determines that no paths or sidewalks exist on a neighboring property or it is not possible to determine the likely location of future path or sidewalk connections or extending a connection would create a safety hazard on either property, the zoning administrator is authorized to waive the connection requirement of this paragraph.
3. Internal Connections. The on-site pedestrian circulation system must connect all buildings on the site and provide connections to other areas of the site likely to be used by pedestrians, such as parking areas, bicycle parking, recreational areas, common outdoor areas and pedestrian amenity features. The zoning administrator is authorized to waive the connection requirement if it would create a safety hazard.
4. Design. Required on-site pedestrian circulation facilities must be designed and constructed in accordance with the following requirements:
   a. The on-site pedestrian circulation system must be at least 5 feet in width and surfaced with material of sufficient strength and durability to enable year-round use and effective maintenance.
   b. When the on-site pedestrian circulation system crosses driveways, parking areas or loading areas, it must be clearly differentiated through the use of elevation changes, a different paving material, striping, or other equally effective methods. ~~Striping does not meet this requirement.~~
   c. When the on-site pedestrian circulation system is parallel and adjacent to an auto travel lane, it must be a raised path at least 6 inches above the auto travel lane surface or be separated from the auto travel lane by a raised curb, bollards, landscaping or another physical barrier. If a raised path is used, the ends of the raised portions must be equipped with accessible curb ramps.
   d. The on-site pedestrian circulation system must be illuminated to ensure that it can be used safely at night by employees, residents and customers. Lighting must be at height appropriate to a pedestrian pathway system.

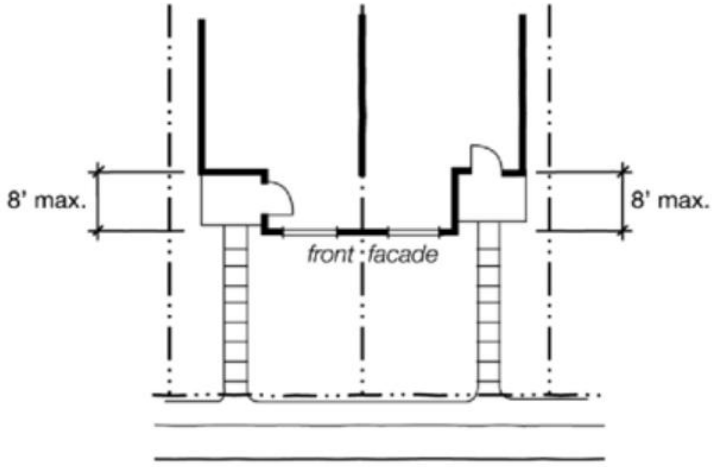
24.14.045 Attached and Semi-Detached Building Design Standards

A. General Provisions

1. Purpose. The purpose of the attached and semi-detached building design standards is to:
   a. Ensure that the physical characteristics of proposed development are compatible with the context of surrounding areas,
   b. Preserve the unique visual character and streetscapes of Wauwatosa,
   c. Create unique and inspiring places that support the pedestrian experience and promote economic vitality, and
   d. Encourage creativity and innovation while avoiding obtrusive, incongruous structures.

B. ~~and semi-detached~~Entry Treatment

1. Each dwelling unit must have a separate ground-floor entrance that is clearly defined and highly visible on the building façade that faces a public street or a right-of-way other than an alley. The front door must be within 8 feet of the building's front façade. The door may be at any angle to the street as long as the other entrance standards are met.



2. Each front entrance must include a porch or covered entry. A pedestrian walkway must connect each front entrance to the street. A door that leads directly into a garage does not qualify as a front entrance.

C. Glazing. Each attached and semi-detached house dwelling unit must provide windows or glazed area equal to at least 15% of the building façade that faces a public street or a right-of-way other than an alley. Glazing in (vehicle) garage doors do not count towards meeting these glazing requirements.

D. Building Modulation. The following façade modulation requirements apply to the front façade of all attached house structures when the buildings directly face a public street (other than an alley):

1. Exterior walls may not exceed 32 feet in (horizontal) length without modulation.
2. The modulation depth must be at least 2 feet.
3. Modulation may be achieved through such techniques and features as:
   a. recessed or projecting wall offsets;
   b. entryways;
   c. porch or canopy structures including columns or piers;
   d. balconies;
   e. dormers; or
   ~~a.~~f. other prominent architectural features that serve to provide dimension and break up large expanses of wall area.

CHAPTER 24.15 NONCONFORMITIES

24.15.010 Nonconformities - General

A. Description. Nonconformities, which are sometimes referred to as "legal nonconformities," are lots, uses and structures that were lawfully established but - because of the adoption of new or amended regulations—no longer comply with one or more requirements of this zoning ordinance. This chapter contains the regulations governing such situations.

B. Intent. Occasionally, lots, uses and structures that were lawfully established (i.e., in compliance with all regulations in effect at the time of their establishment)

have been made nonconforming because of changes in the zoning regulations that apply to the subject property (e.g., through zoning map amendments or amendments to the text of this zoning ordinance) or because of other governmental action (e.g., through right-of-way acquisition). The regulations of this chapter are intended to clarify the effect of such nonconforming status and avoid confusion with "illegal" buildings and uses (those established in violation of applicable zoning regulations). The regulations of this chapter are also intended to:

1. recognize the interests of landowners in continuing to use their property for uses and activities that were lawfully established;
2. promote maintenance, reuse and rehabilitation of existing buildings; and
3. place reasonable limits on nonconformities that have the potential to adversely affect surrounding properties.

C. Authority to Continue. Any nonconformity that existed on the effective date specified in Section 24.01.020 or any situation that becomes nonconforming upon adoption of any amendment to this zoning ordinance may be continued in accordance with the regulations of this chapter unless otherwise expressly stated.

D. Determination of Nonconformity Status.

1. The burden of proving that a nonconformity exists (as opposed to a violation of this zoning ordinance) rests entirely with the subject owner.
2. The zoning administrator is authorized to determine whether adequate proof of nonconforming status has been provided by the subject owner.
3. Building permits, zoning certificates, lawfully recorded plats, aerial photography owned by the city and other official government records that indicate lawful establishment of the use, lot or structure constitute conclusive evidence of nonconforming status. If such forms of conclusive evidence are not available, the applicant may submit and the zoning administrator may consider other forms of evidence to document nonconforming status. Examples of commonly available evidence include:
   a. professional registrations or business licenses;
   b. utility billing records;
   c. rent records;
   d. advertisements in dated publications;
   e. listings in telephone or business directories; and
   f. notarized affidavits affirming the date of lawful establishment of the use, lot or structure.
4. Appeals of the zoning administrator's decision on nonconforming status determinations may be appealed in accordance with Section 24.16.110.

E. Repairs and Maintenance.

1. Nonconformities must be maintained to be safe and in good repair.
2. Repairs and normal maintenance necessary to keep a nonconformity in sound condition are permitted unless the work increases the extent of the nonconformity or is otherwise expressly prohibited by this zoning ordinance.
3. Nothing in this chapter is intended to prevent nonconformities from being structurally strengthened or restored to a safe condition in accordance with an order from a duly authorized order of a public official.

F. Change of Tenancy or Ownership. Nonconforming status runs with the land and is not affected by changes of tenancy, ownership, or management.

~~F.~~G. Exceptions. The zoning administrator is authorized to grant exceptions as appropriate in order to respond to external factors impacting construction, or as required by law.

CHAPTER 24.16 PROCEDURES

24.16.010 Common Provisions
24.16.020 Zoning Ordinance Text Amendments
24.16.030 Zoning Map Amendments (Rezonings)
24.16.040 Conditional Use Permits
24.16.050 Planned Unit Developments
24.16.060 Variances

24.16.070 Building Permits
24.16.080 Designation Of Historic Sites And Structures
24.16.090 Historic Overlay Districts
24.16.100 Certificates Of Appropriateness
24.16.110 Appeals Of Administrative Decisions
24.16.120 Comprehensive Plan Amendment

24.16.010 Common Provisions

A. Summary of Review and Decision-making Authority. The following table provides a summary of review and decision-making authority.

	ZA	DRB	HPC	BZA	PC	CC[1]
Zoning Text and Map Amendments, Comprehensive Plan Amendment	—	—	—	—	R	<DM>
Conditional Use Permits	—	—	—	—	R	<DM>
Planned Unit Developments						
Preliminary Development Plan	—	—	—	—	R	<DM>
Final Development Plan	DM—	R	—	—	—	~~DM~~
Variances	—	—	—	<DM>	—	—
Historic (Site/Structure) Designation	—	—	<R>	—	R	<DM>
Historic Overlay Zoning Map Amendment	—	—	<R>	—	R	<DM>
Certificates of Appropriateness	—	—	<DM>	—	—	—
Appeals of Administrative Decisions	—	—	—	<DM>	—	—
Temporary Use	DM	—	See also Section 24.10.080			

[1]Committee review may be required before common council action (see also Section 2.24.030 ~~2.02.110~~ of the city code of ordinances).

CC = common council PC = plan commission
BZA = board of zoning appeals
HPC = historic preservation commission ZA = zoning administrator
R = review and recommendation
DM = decision-making body (final decision)

< > = public hearing required

24.16.030 Zoning Map Amendments (Rezonings)

D. Plan Commission Recommendation. Following the required public hearing before the common council, proposed zoning map amendments must be referred to the plan commission. Following review of the proposed zoning map amendment, the plan commission must act by simple majority vote ~~of those members present and voting~~ to recommend that the proposed zoning map amendment be approved, approved with modifications, or denied. The plan commission's recommendation must be transmitted to the common council.

E. Common Council Hearing and Decision.

1. Upon receipt of recommendations from the plan commission, the common council may act to approve, approve with modifications (e.g., reducing the land area involved in the rezoning or recommending another less intensive zoning classification) or deny the proposed zoning map amendment. If plan commission recommendation has not been forwarded to the common council within 60 days of referral of the proposed zoning map amendment to the plan commission, the common council may take action without receipt of the recommendation.
2. Final action on a zoning map amendment by the common council requires a simple majority vote. ~~of those members present and voting., except when a valid protest petition is filed with the city clerk before the date of the meeting that the common council takes final action on the amendment, approval of the zoning map amendment requires at least a 60% majority vote of those common council members present and voting.~~

~~F. Protest Petitions. A valid protest petition must be signed and acknowledged by the owners of:~~

~~1. more than 50% of the land area included in the proposed zoning map amendment;~~
~~2. more than 50% of the land area immediately adjacent and extending 100 feet from the subject property; or~~
~~3. more than 50% of the land directly opposite from the subject property and extending 100 feet from the street frontage of the opposite land.~~

~~G.~~F. Review Criteria and Standards. Zoning map amendments are legislative decisions of the common council based on their consideration of the public health, safety and general welfare.

~~H.~~G. Successive Applications. Upon disapproval of a zoning map amendment by the common council, no zoning map amendment petition requesting the same or more intensive zoning on the same or similar property may be filed for or accepted for processing by the city for 6 months from the date of final action by the common council.

24.16.040 Conditional Use Permits

E. Plan Commission Recommendation. Following the close of the public hearing before the common council, proposed conditional use permits must be referred to the plan commission. The plan commission must act by simple majority vote ~~of those members present and voting~~ to recommend that the conditional use permit be approved, approved with modifications, or denied. The plan commission's recommendation must be transmitted to the common council.

F. Common Council Decision.

1. Following receipt of recommendations from the plan commission, the common council may act to approve, approve with conditions or deny the conditional use permit. If the plan commission's recommendation has not been forwarded to the common council within 60 days of referral of the proposed condition[al] use to the plan commission, the common council may take action without receipt of the recommendation.
2. Final action on a conditional use permit by the common council requires a simple majority vote ~~of those members present and voting~~.

G. General Review Criteria and Standards. The common council may authorize the zoning administrator to issue a conditional use permit if the common council finds that the following conditions exist and so indicates in the minutes of its proceedings:

1. that the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare;
2. that the uses, values and enjoyment of surrounding properties for purposes already permitted in the district will not be substantially impaired or diminished by the establishment, maintenance or operation of the conditional use;
3. that establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district;

4. that adequate utilities, access roads, drainage and other necessary improvements have been or are being provided;
5. that adequate measures have been or will be taken to provide ingress and egress that will minimize on- and off-site traffic congestion; and
6. that the conditional use complies with all applicable regulations of the subject zoning district.

H. Successive Applications. Upon disapproval of a conditional use permit by the common council, no similar conditional use permit application for the same or similar property may be filed or accepted for processing by the city for 12 months from the date of final action by the common council.

I. Lapse of Approval. A Conditional Use will lapse and have no further effect 18 months ~~one year~~ after it is approved by the Common Council, unless:
1. a building permit has been issued (if required) or development is commenced;
2. the use or structure has been lawfully established; or
3. unless a different lapse of approval period or point of expiration has been expressly established by the Common Council.

J. Amendments. No modification or alteration of any conditional use permit approved pursuant to this section will be permitted unless approved by the Common Council.
1. Any application for an alteration, extension or other modification will be filed and processed as an original application under this section.
2. Alterations and modifications shall be subject to the same standards and criteria as original applications and shall be in conformance with all the provisions of this section.
3. Minor Deviations. Minor deviations to conditional uses including maintenance, repair, or renovation of existing buildings, structures or improvements and alterations, extensions, or other modifications of such uses that do not increase, intensify, expand, substantially change the character of the conditional use, or adversely affect adjacent property or property owners may be authorized by the zoning administrator and do not require approval by the common council.

24.16.050 Planned Unit Developments

C. Preliminary Development Plans. At the option of the applicant, the preliminary development plan may serve also as the preliminary subdivision plat if such intention is declared before the plan commission's hearing and if the plans include all information required for preliminary plats and preliminary development plans.
1. Preapplication Meetings. Before submitting a PUD application, the applicant must schedule a meeting with the zoning administrator to discuss the proposed plan and the required process. The zoning administrator is responsible for coordinating the involvement of other relevant city departments in the preapplication meeting. The applicant must also hold a neighborhood meeting, with invitations mailed to all property owners within 200 feet of the subject property, alderpersons of the district, and the zoning administrator.
2. Application Contents. An application for a preliminary development plan must contain all items of information specified in the pre-application meeting including proof of holding a neighborhood meeting prior to application submission.
3. Application Filing. Complete applications for preliminary development plan approval must be filed with the zoning administrator at the same time that the /PUD zoning map amendment application is filed. Preliminary development plan applications may be filed only by the common council, the plan commission or by petition of an eligible applicant or an eligible applicant's authorized agent (See Section 24.16.010C.1). Upon receipt of the completed application, planning staff shall schedule a public hearing before the common council and prepare appropriate notice and publications.
4. Notice of Hearing. The common council must hold a public hearing on the proposed preliminary development plan and/or /PUD zoning map amendment.
   ~~a. Notice of the common council's public hearing must be mailed to all owners and occupants (when data available) of property within 300 feet of the subject property at least 7 days before the hearing.~~
   ~~b.~~a. Class 2 notice of the common council's required public hearing on a zoning map amendment must be published in accordance with chapter 985 of the Wisconsin Statutes.
   ~~c.~~b. Notice must be mailed to all of the following at least 7 days before the common council's required public hearing:
      (1) the subject property owner;
      (2) all owners and occupants (when data available) of property within 300 feet of the subject property; and
      (3) the clerk of any municipality with corporate limits that abut the subject property.

c. The applicant must post signage in a format provided by the city in a prominent location on the development site for the duration of the approval process.

5. Following the required public hearing before the common council, PUD preliminary development plans must be referred to the plan commission with the /PUD zoning map amendment, if such map amendment is required. Following review of the proposed zoning map amendment and/or preliminary development plan, the plan commission must act by simple majority vote ~~of those members present and voting~~ to recommend that the proposed zoning map amendment and/or preliminary development plan be approved, approved with modifications, or denied. The plan commission's recommendation must be transmitted to the common council.
6. Common Council Hearing and Decision.
   a. Upon receipt of recommendations from the plan commission, the common council act to approve, approve with modifications (e.g., reducing the land area involved in the rezoning or recommending another less intensive zoning classification) or deny the proposed preliminary development plan and/or /PUD zoning map amendment, as required. If plan commission recommendation has not been forwarded to the common council within 60 days of referral of the proposed preliminary development plan and/or /PUD zoning map amendment to the plan commission, the common council may take action without receipt of the recommendation.
   b. Final action on a /PUD zoning map amendment by the common council requires a simple majority vote. ~~of those members present and voting, except when a valid protest petition is filed with the city clerk before the date of the meeting that the common council takes final action on the amendment, approval of the zoning map amendment requires at least a 60% majority vote of those common council members present and voting.~~
7. Review Criteria. Zoning map amendments are legislative decisions of the common council based on their consideration of the public, health, safety and general welfare.
8. Lapse of Approval.
   a. If the subject landowner fails to file an application for PUD final development plan approval within ~~12 months~~two years of the date of PUD preliminary development plan approval, the landowner may request an ~~one-time~~ extension for a period of up to one year. If the landowner does not request such an extension, or if the landowner does not file an application for a PUD final development plan within the 1-year extension period, approval of the PUD preliminary development plan will lapse and be of no further effect.
   b. For projects to be developed in phases, phase limits must be shown on the preliminary development plan. The common council may impose conditions upon the phasing plan as deemed necessary to ensure orderly development, including requirements for financial guarantees ensuring construction of all required improvements.

D. Final Development Plans.
1. Application Filing. Final development plan applications must be filed with the zoning administrator before the lapse of a preliminary development plan.
2. Design Review Board's Recommendation. PUD final development plans must be referred to the design review board. The design review board must review the final development plan and vote to recommend that the final development plan be approved, approved with modifications, or denied. The design review board's recommendation must be transmitted to the ~~common council~~zoning administrator.
3. ~~Common Council~~Zoning Administrator Decision. Following receipt of recommendations from the design review board, the ~~common council~~zoning administrator may act to approve, approve with conditions or deny the final development plan. If the design review board has received all the required items of information in the final development plan, but has not forwarded a recommendation to the ~~common council~~zoning administrator within 60 days of referral of the final development plan to the design review board, the ~~common council~~zoning administrator may take action without receipt of the recommendation. ~~Final action on a PUD final development plan by the common council requires a simple majority vote of those members present and voting~~.
4. Review Criteria. In reviewing PUD final development plans, ~~review and decision-making bodies~~the zoning administrator must ~~determine~~ confirm ~~if~~ the submitted final development ~~complies~~ conforms with the approved preliminary development plan, any conditions imposed on that plan or any applicable regulations of this zoning ordinance. If the zoning administrator determines that the PUD final development plan does not ~~comply~~conform with the approved

preliminary development plan, any conditions imposed on that plan or any applicable regulations of this zoning ordinance, the PUD final development plan shall be referred to plan commission for approval, approval with conditions, or denial.

5. Lapse of Approval.
   a. In the event the landowner fails to commence development shown on the final development plan within ~~12 months~~two years after final approval has been granted, then such final approval will lapse and be of no further effect unless the time period is extended by the common council upon written application by the landowner.
   b. Requests for extensions must be submitted to the zoning administrator. ~~before the final development plan approval expires and must be processed in accordance with the procedures for approval of a /PUD preliminary development plan, including applicable filing fees (for time extension), notices and hearings.~~
   c. In the event of lapse of approval, approved PUD plans have no further effect and the regulations of the underlying zoning govern.

~~6. Notice of Hearing.~~
   ~~a. Notice of the required hearing must be mailed to all owners and occupants (when data available) of property within 300 feet of the subject property at least 7 days before the hearing.~~
   ~~b. Class 2 notice of the common council's required public hearing on a zoning map amendment must be published in accordance with chapter 985 of the Wisconsin Statutes.~~
   ~~a. Notice must be mailed to all of the following at least 7 days before the common council's required public hearing:~~
      ~~(1) the subject property owner;~~
      ~~(2) all owners and occupants (when data available) of property within 300 feet of the subject property; and~~
      ~~(3) the clerk of any municipality with corporate limits that abut the subject property.~~
   c. ~~The applicant must post signage in a format provided by the city in a prominent location on the development site for the duration of the approval process.~~

E. Amendments.
   1. Amendment Determination. The zoning administrator is authorized to determine whether a proposed PUD amendment constitutes a minor or major amendment.
   2. Major Amendments. Major amendments may be approved only through the procedure required for approval of the PUD in Section 24.16.050C. A major amendment is one that constitutes a material change to the approved final development plan that is likely to create more significant adverse impacts on surrounding property owners or the community as a whole, such as:
      a. increases in the number of dwelling units or ~~the amount of nonresidential~~ floor area over 10%;
      b. reductions in the amount of land area set aside as open space, recreation area or natural resource conservation area; or
      c. failure to provide public amenities or public benefit features approved as part of the PUD.
   3. Minor Amendments. The zoning administrator is authorized to approve minor PUD amendments through the approval of an amended final development plan, in accordance with the procedures of Section 24.16.050D. A minor amendment is a change that constitutes a minor modification to the approved Final Development Plan, will not result in adverse impacts to surrounding property owners or the broader community; and maintains the spirit and intent of the original Final Development Plan, such as:
      a. Increases or decreases in floor area of 10% or less;
      b. Increases in the number of residential dwelling units of 10% or less;
      c. Modifications to approved signage that do not increase allowable sign square footage as approved per the Final PUD;
      d. Land use changes where the new land use is permitted under the base zone and/or obtains all required permits under the base zone (i.e. Conditional Use permit, etc.).

~~4.~~ Amendments that do not meet the above criteria shall be considered Major Amendments and are subject to the review criteria in Section 24.16.050.E.2.

24.16.070 Building Permits

No permit for the use of land or buildings may be issued under Chapter 15 unless ~~the chief building official~~ Building & Safety Manager has certified, after examination of the site and proposed building plans, that it complies with all provisions of this zoning ordinance.

24.16.080 Designation Of Historic Sites And Structures

F. Historic Preservation Commission Hearing and Recommendation.

1. Upon receipt of a complete application/nomination form, the historic preservation commission must hold a hearing on the proposed historic designation. In addition to allowing comments from all notified persons, the historic preservation commission may hear expert witnesses. They also have the power to subpoena witnesses and records as deemed necessary. The commission may also conduct an independent investigation into the proposed designation.
2. No more than 10 days after the close of the hearing, the historic preservation commission must act by simple majority vote ~~of those members present and voting~~ to recommend that the proposed historic site or structure designation be approved, approved with modifications or denied. The historic preservation commission's recommendation must be transmitted to the common council.

G. Common Council Hearing and Decision.

1. Upon receipt of recommendations from the historic preservation commission, the common council may act to approve, approve with modifications or deny the proposed historic designation.
2. Final action on an historic designation by the common council requires a simple majority vote ~~of those members present and voting.~~ , ~~except when a valid protest petition is filed with the city clerk before the date of the meeting that the common council takes final action on the matter, approval of the zoning map amendment requires at least a 60% majority vote of those common council members present and voting~~.

~~H. Protest Petitions. A valid protest petition must be signed and acknowledged by the owners of:~~

~~1. more than 50% of the land area included in the proposed zoning map amendment;~~

~~2. more than 50% of the land area immediately adjacent and extending 100 feet from the subject property; or~~

~~3.~~1. ~~more than 50% of the land directly opposite from the subject property and extending 100 feet from the street frontage of the opposite land~~.

H. Designation Criteria. Historic site or structure designations may be applied to site, structures or improvements of particular historic, architectural, archeological or cultural significance to the city such as those that:
   1. exemplify or reflect the broad cultural, political, economic or social history of the nation, state or community;
   2. are identified with historic personages or with important events in national, state or local history;
   3. embody the distinguishing characteristics of an architectural type or specimen inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship;
   4. are representative of the notable work of a master building [builder], designer or architect who influenced the person's age; or
   5. have yielded, or may be likely to yield, information important to prehistory or history.

I. Notice of Action. After the designation has been approved by the common council, notification must be sent to the subject property owner. Notification must also be given to the city clerk, building department, plan commission and the city assessor.

J. Recordation. Upon approval of a historic designation of a site or a structure, such designation must be recorded with the register of deeds.

24.16.090 Historic Overlay Districts

F. Historic Preservation Commission Hearing and Recommendation. Upon receipt of a complete application/nomination form, the historic preservation commission must hold a hearing on the proposed historic overlay zoning designation. Following the close of the hearing, the historic preservation commission must act by simple majority vote ~~of those members present and voting~~ to withhold a recommendation or to recommend that the proposed overlay zoning amendment be approved, approved with modifications or denied. The historic preservation commission's recommendation must be transmitted to the plan commission and common council.

G. Plan Commission Recommendation. Proposed historic overlay zoning map amendments must be referred to the plan commission. Following review of the proposed historic overlay zoning map amendment, the plan commission must act by simple majority vote ~~of those members present and voting~~ to recommend that the proposed zoning map amendment be approved, approved with modifications, or denied. The plan commission's recommendation must be transmitted to the common council within 30 days of the date of their review.

H. Common Council Hearing and Decision.
   1. Upon receipt of recommendations from the historic preservation commission and plan commission, the common council must hold a hearing on the proposed historic overlay zoning map amendment. Following the close of the hearing, the common council may act to approve, approve with modifications (e.g., reducing the land area involved in the rezoning or recommending another less intensive zoning classification) or deny the proposed zoning map amendment.
   2. Final action on an historic overlay zoning map amendment by the common council requires a simple majority vote ~~of those members present and voting.~~, ~~except when a valid protest petition is filed with the city clerk before the date of the meeting that the common council takes final action on the amendment, approval of the zoning map amendment requires at least a 60% majority vote of those common council members present and voting.~~

~~I. Protest Petitions. A valid protest petition must be signed and acknowledged by the owners of:~~
   ~~1. more than 50% of the land area included in the proposed zoning map amendment;~~
   ~~2. more than 50% of the land area immediately adjacent and extending 100 feet from the subject property; or~~
   3. ~~more than 50% of the land directly opposite from the subject property and extending 100 feet from the street frontage of the opposite land.~~

I. Designation Criteria. Historic site or structure designations may be applied to site, structures or improvements of particular historic, architectural, archeological or cultural significance to the city such as those that:
   1. exemplify or reflect the broad cultural, political, economic or social history of the nation, state or community;
   2. are identified with historic personages or with important events in national, state or local history;

3. embody the distinguishing characteristics of an architectural type or specimen inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship;
4. are representative of the notable work of a master building [builder], designer or architect who influenced the person's age; or
5. have yielded, or may be likely to yield, information important to prehistory or history.

J. Recordation. Upon approval of a historic designation of a site or a structure, such designation must be recorded with the register of deeds.

24.16.120 Comprehensive Plan Amendment

A. Applicability. The procedures of State Statutes 66.1001 must be used for a comprehensive plan amendment.

B. Authority to Initiate. Amendments may be initiated by the common council, the plan commission or by petition of an eligible applicant or an eligible applicant's authorized agent (See Section 24.16.010C.1).

C. Application Filing. Comprehensive plan amendment applications must be filed with the zoning administrator.

CHAPTER 24.17 ADMINISTRATION AND ENFORCEMENT

24.17.010 Review And Decision-Making Bodies
24.17.020 Violations, Penalties And Enforcement
24.17.030 Affordable Housing Incentives

24.17.030 Affordable Housing Incentives

A. Purpose and Applicability

1. Purpose. The purpose of the affordable housing incentives is to support and promote the development of dwelling units that are affordable to households making 80 percent or less and 60 percent or less than the average median income (AMI) for the Milwaukee, Waukesha, and West Allis region, as established by the US Department of Housing & Urban Development (HUD).
2. Applicability. The affordable housing incentives may be utilized per residential use type or district, as detailed in Section 24.17.030D, where a specified number of dwelling units are deed restricted affordable to households making 80% or less or 60% or less than the average median income (AMI) for the Milwaukee, Waukesha, and West Allis region, as established by the US Department of Housing & Urban Development (HUD).

B. Affordable Unit Standards. Dwelling units designated as affordable shall be comparable in finishes and size and have access to the same services and amenities as market rate dwelling units on the same development site.

C. Type of Affordability Requirements

1. Affordability Requirement Type 1. 30% of dwelling units in the development site shall be deed restricted affordable to households making 80% or less than the average median income (AMI) for the Milwaukee, Waukesha, and West Allis region, as established by the US Department of Housing & Urban Development (HUD) for a minimum of 30 years.
2. Affordability Requirement Type 2. 20% of dwelling units in the development site shall be deed restricted affordable to households making 60% or less than the average median income (AMI) for the Milwaukee, Waukesha, and West Allis region, as established by the US Department of Housing & Urban Development (HUD) for a minimum of 30 years.
3. Affordability Requirement Type 2. 10% of dwelling units in the development site shall be deed restricted affordable to households making 60% or less than the average median income (AMI) for the Milwaukee, Waukesha, and West Allis region, as established by the US Department of Housing & Urban Development (HUD) for a minimum of 30 years.

~~A.~~D. Types of Affordable Housing Incentives

1. Projects providing affordable housing in accordance with the standards of this section may utilize up to two of the following affordable housing incentives. Projects providing 50% or more of the dwelling units at the specified affordability levels may utilize up to three of the following affordable housing incentives.

Types of Affordable Housing Incentives			
Use	**District(s)**	**Incentive**	**Applicable Affordability Requirement Type(s)**
Cottage Court	R-2; R-4; R-8; MID-RES; MID-TRN	Option 1: A minimum of four and maximum of 20 dwelling units may be allowed per cottage court. The maximum allowed square footage per building may be increased to 2,700 square feet.	2; 3
		Option 2: The maximum allowed square footage per building may be increased to 2,700 square feet.	2; 3
Multi-unit Building	CO; C2; SP-MED	Minimum parking spaces may be reduced to 0.5 spaces per unit.	1
Mixed-Use, Vertical only	C1; C2; SP-RP; MID-TRN; MID-MIX	Minimum parking spaces for the residential portion of the development may be reduced to 0.5 spaces per unit.	1

CHAPTER 24.18 TERMINOLOGY AND MEASUREMENTS

24.18.020 Definitions

"Fence, Solid." A fence, including solid entrance and exit gates, that effectively conceals from viewers in or on adjoining properties and streets, materials stored and operations conducted behind it. See also Section 15.28 Fences.

"Lot Line, Front." ~~The lot line along the narrowest side of any lot that borders an existing or dedicated street lot line.~~ See ~~also~~ Section 24.18.030E.1.d.

"Accessory Dwelling Unit." A separate dwelling unit within a detached house, semi-detached house or attached house or a separate dwelling unit that occupies an accessory building that shares a lot with a detached house, semi-at~~de~~tached house, ~~or~~ attached house, or two-unit house. As the name implies, accessory dwelling units are an accessory use to the principal use of the property (i.e., the principal dwelling unit). (See also the Accessory Dwelling Unit regulations of Sec. 24.10.075)

"Artisan Manufacturing." A fully indoor small-scale business that produces goods or specialty foods, primarily for direct sales to consumers, such as artisan

leather, glass, wood, paper, ceramic, textile and yarn products, specialty foods and baked goods. This land use includes the design, processing, fabrication, assembly, treatment and packaging of products; as well as the incidental storage, sales and distribution of such products. This land use does not include uses producing noise, odor, vibration, or similar impacts perceivable by the natural senses outside of the structure or portion of the structure where the use is located.

"Attached House." A residential building containing three or more dwelling units, each located on its own lot with a common or abutting wall along shared lot lines. Each dwelling unit has its own external entrance.

"Cottage Court." A residential development of small-scale, detached dwelling units located on a single lot or individual lots and arranged around a shared court visible from the street.

"Detached House." A principal residential building containing one dwelling unit located on a single lot with private yards on all sides.

"Educational Facility Housing." A residential building or group of buildings owned or managed by a college, university, or other institution of higher education, or by a private entity under agreement with the institution.

"General Commercial." A place of business providing the sale and display of goods or sale of services directly to the consumer, with goods, including prepared foods and catering service, available for immediate purchase and removal from the premises by the purchaser.

"Group Living." Residential occupancy of a dwelling by other than a "household," typically providing communal kitchen/dining facilities. Examples of group living uses include but are not limited to fraternities, sororities, convents, monasteries and nursing homes.

1. Adult Family Home. See Section 50.01(1), Wisconsin Statutes.
2. Community Living Arrangement. See Section 46.03(22), Wisconsin Statutes.
3. Foster Home/Treatment Foster Home. See Sections 48.02(6) and 48.02(17q), Wisconsin Statutes.

"Live-Work Unit." An attached residential building type with a small commercial enterprise on the ground floor and a residential unit above or behind with a common tenant in both spaces.

"Meeting/Recreation/Event Facility." A building for the: hosting of parties, meetings, banquets, and conferences, other events; viewing, partaking in, and/or experiencing an amusement, including but not limited to movie theaters, arenas, athletic facilities, and performing arts venues; and programming, production, presentation, exhibition of any of the arts and cultural disciplines, including auditoriums, galleries, museums, and libraries. This use excludes explicit establishments.

"Mixed-use Building, Vertical." A building in which commercial uses occupy the ground floor and dwelling units occupy at one or more upper floors.

"Mixed-use Building, Horizontal." A development in which commercial and residential uses are located in separate buildings on the same site or within a cohesive development plan. Uses may be arranged side-by-side, in adjacent structures, or across a unified site design.

"Multi-unit Residential Building." A residential building containing 5 or more dwelling units that share common walls and/or common floors/ceilings.

"Personal Services." An establishment primarily engaged in providing individual services generally related to personal needs or cosmetic services, such as hair

and nail salons, barber shops, clothing alterations, shoe repair, tattoo shops, weight loss centers, makeup services, gyms, dance studios, music and/or art studios, and laundry services.

"Semi-Detached House." A residential building containing two dwelling units, each located on its own lot with a common or abutting wall along shared lot lines. Each dwelling unit has its own external entrance.

"Three-/ Four-unit House." A residential building containing three or four dwelling units, all located on the same single lot (also referred to as a "triplex" or a "quadplex"). The dwelling units are attached and may be arranged vertically (on separate floors), horizontally (side-by-side), or a combination of both.

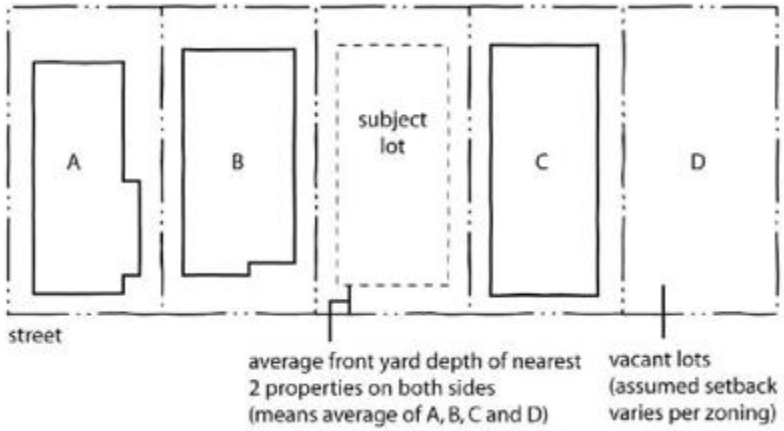
"Two-unit House." A residential building containing two dwelling units, both of which are located on the same single lot (also referred to as a "duplex" or "two-flat"). The dwelling units within a two-unit building are attached and may be located on separate floors or side-by-side.

24.18.030 Measurements And Exceptions

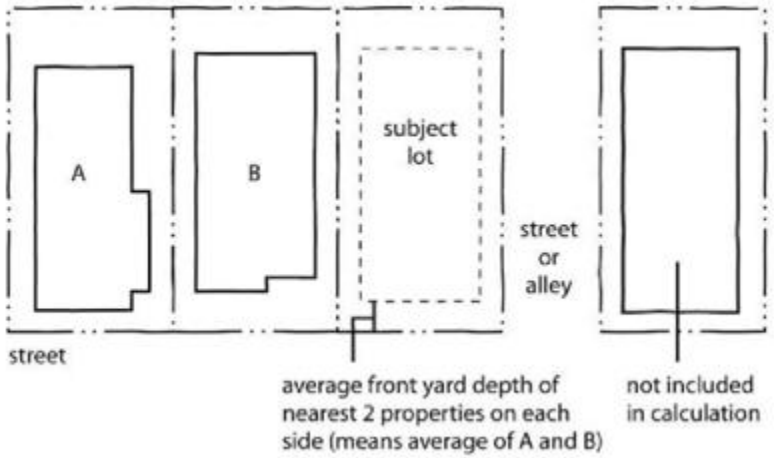
~~E.~~ Setbacks.

1. Front and Street Side Setbacks.
   a. Measurement. Front and street side setbacks are measured from the existing right-of-way line to the closest point of the building or structure. ~~Where rights-of-way widths identified on an officially adopted plan exceed existing widths, setback measurements must be taken from the planned ultimate right-of-way line~~.
   b. Permitted Obstructions/Encroachments. Front and street side setbacks must be unobstructed and unoccupied from the ground to the sky except as expressly allowed in Section 24.18.030F.
   c. Double Frontage (Through) Lots. On double-frontage lots, front setback requirements apply to both (opposing) street frontages.
   d. Determining the Front of a Lot. For lots in residential zoning districts ~~or occupied by residential uses~~, the front is the side of the lot that ~~fronts~~ is along ~~on~~ a street. In the case of a corner lot, the narrowest side fronting on the street shall be considered to be the front of the lot. In the case of a corner lot with equal sides, the side facing the street having the greatest frontage shall be considered to be the front of the lot. For lots in nonresidential zoning districts ~~or occupied by nonresidential uses~~, the front is the side of the lot ~~that fronts on~~along the major street as determined by the zoning administrator.
   e. Exceptions for Established Setbacks. When existing buildings are closer to the front property line than the required front setback, additions to existing buildings may be constructed to the existing front setback provided they do not encroach any closer to the front property line. When existing buildings on one or more abutting lots are closer to the street (front or street side) property line than the otherwise required setback, ~~additions to existing buildings or~~ construction of new buildings on the subject lot may comply with the average street yard depth that exists on the nearest 2 lots on either side of the subject lot instead of complying with the zoning district's minimum street setback requirement

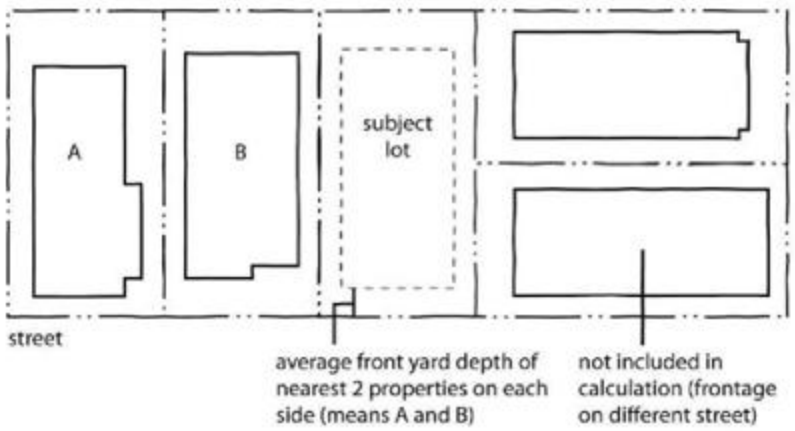
      (1) If one or more of the lots required to be included in the averaging calculation is vacant, that vacant lot will be deemed to have a street yard depth equal to the minimum street setback requirement of the subject zoning district.



(2) Lots with frontage on a different street than the subject lot or that are separated from the subject lot by a street or alley may not be used in computing the average.



(3) When the subject lot is a corner lot, the average street yard depth will be computed on the basis of the nearest 2 lots with frontage on the same street as the subject lot.



(4) When the subject lot abuts a corner lot with frontage on the same street, the average front yard depth will be computed on the basis of the abutting corner lot and the nearest 2 lots with frontage on the same street as the subject lot.

2. Rear Setbacks.
   a. Measurement. Rear setbacks are measured from the rear property line to the closest point of the building.
   b. Permitted Obstructions/Encroachments. Rear setbacks must be unobstructed and unoccupied from the ground to the sky except as expressly allowed in Section 24.18.030F.
   c. Through Lots. On through lots both (opposing) street lines are considered front property lines and front setback requirements apply.
3. Side Setbacks.
   a. Measurement. Side setbacks are measured from the interior (non-street) side property line to the closest point of the building.
   b. Permitted Obstructions/Encroachments. Side setbacks must be unobstructed and unoccupied from the ground to the sky except as expressly allowed in Section 24.18.030F.

F. Features Allowed to Encroach in Required Setbacks.
1. Residential Zoning Districts. Required setbacks in residential zoning districts must be unobstructed and unoccupied from the ground to the sky except that features are allowed to encroach into required setbacks to the extent indicated in the following table:

Obstruction/Feature	**Residential District Setback**			
	Front	**Rear**	**Interior Side**	**Street Side**
Arches		P	P	
Awnings	P[12]	P	P[8]	P[8]
Balconies		P		

Belt courses	P[9]	P[9]	P[9]	P[9]
~~Breezeways~~	-	-	-	-
Cornices	P	P	P	P
Exiting stairs and landing, minimum required by building code	P	P	P	P
Fences	-	P[2]	P[2]	P[2]
Fire escapes, open	-	-	-	-
Flag poles	P	P	P	P
Garages, detached and carports	-	P[1]	P[13]	-
Geothermal heat pumps and geothermal heat exchange systems (max. 4 feet height)	-	P	P	-
Laundry drying equipment	-	P	-	-
Nameplates	P	P	P	P
Parking spaces (required, open)	-	P	-	-
Ornamental features, attached (includes chimney)	P[5]	P[5]	P[5]	P[5]
Ornamental features, detached	P[9]	P[9]	P[9]	P[9]
Ornamental light standards	P	P	P	P
Outdoor fireplaces	-	P[1]	-	-
Patio, at grade	P	P	P	P
Pergolas/arbors	-	P[1]	-	-
Playhouses & play structures	-	P[1]	-	-
Planter boxes, landscape or stormwater	P[4]	P[4]	P[4]	P[4]
Porch (Entrance)	P [16]	-	-	-
Roof overhangs	P[5]	P[5]	P[5]	P[5]
Signs	P[10]	-	-	P[10]

Sills	P	P	P	P
Solar or wind energy systems, building-mounted (see also sec. 24.10.030)	-	P	P	-
Solar or wind energy systems, ground-mounted (see also sec. 24.10.030)	-	P	P	-
Swimming pools and tennis courts	-	P	-	-
Tool sheds, detached or attached	-	P[1]	-	-
Trellises	P[14]	P[14]	P[14]	P[14] [15]
Water collection cisterns	P[4]	P	P	P[4]
Wheelchair lifts & ramps	P	P	P	P
Wing walls	P[9]	P[9]	P[9]	P[9]

P = Permitted setback obstruction
- = Prohibited setback obstruction
[1] Must comply with accessory structure setbacks.
[2] See Chapter 15.28 of the city code of ordinances.
[3] Not more than 4.5 feet above grade if located more than 2.5 feet into a required setback.
[4] 5 feet maximum—not more than 4.5 feet above grade.
[5] 2 feet maximum into minimum required setback.
[6] 4 feet maximum into minimum required setback.
[7] 1 foot maximum into minimum required setback.
[8] 3 feet maximum into minimum required setback.
[9] Not more than 4.5 feet above grade.
[10] See Chapter 15.14 of the city code of ordinances.
[11] Not closer than 10 feet to any side or rear lot line.
[12] 6 feet maximum into minimum required setback.
[13] Minimum side setback required for side of principal structure on which the proposed garage/carport would be constructed.
[14] Trellis units must be separated by a distance that equals their width.
[15] On side yards abutting a street, a trellis may be placed in street side yard, provided that it is at least 18 inches from the street side property line and complies with intersection visibility regulations of Section 24.14.020.
[16] Must be open on at least three sides, with exception to railing, and may contain an elevated deck at level with the front door. May project 6 feet maximum into required front yard setback. If the wall of the door entrance does not meet the required front yard setback, the porch may extend off of the entrance wall a maximum of 6 feet, but shall be setback no closer than 15 feet to the front property line.

2. Nonresidential and Special Purpose Districts. Required setbacks in nonresidential and special purpose zoning districts must be unobstructed and unoccupied from the ground to the sky except that features are allowed to encroach into required setbacks to the extent indicated in the following table:

Obstruction/Feature	**Nonresidential District Setback**			
	Front	**Rear**	**Interi or Side**	**Street Side**
Arches	-	P	-	-
Awnings	-	P	-	-
Balconies	P	P[6]	P	P
Belt courses	P[7]	P[7]	P[7]	P[7]
~~Breezeways~~	-	-	-	-
Cornices	P[5]	P[5]	P[5]	P[5]
Tool sheds, detached or attached	-	P[1]	-	-
Fences	P[2]	P[2]	P[2]	P[2]
Fire escapes, open	P[8]	P[8]	P[8]	P[8]
Flag poles	P	P	P	P
Fountains	P	P	P	P
Garages, detached and carports	-	P[1]	-	-
Geothermal heat pumps and geothermal heat exchange systems (max. 4 feet height)	-	P	P	-
Laundry drying equipment	-	P	-	-
Nameplates	P	P	P	P
Open accessory off-street parking spaces required	P	P	P	P
Ornamental features attached (includes chimney)	P[5]	P[5]	P[5]	P[5]
Ornamental features detached	P[9]	P[9]	P[9]	P[9]

Ornamental light standards	P	P	P	P
Playhouses & play structures	P	P[1]	P	P
Planter boxes, landscape or stormwater	P[4]	P[4]	P[4]	P[4]
Roof overhangs	P[5]	P[5]	P[5]	P[5]
Signs	P[10]	P[10]	P[10]	P[10]
Sills	P[5]	P[5]	P[5]	P[5]
Solar or wind energy systems, building-mounted (see also sec. 24.10.030)	-	P	P	-
Solar or wind energy systems, ground-mounted (see also sec. 24.10.030)	-	P	P	-
Stoops and patio	P	P	P	P
Swimming pools	-	P[11]	-	-
Tennis courts	-	P	-	-
Trees and plants	P	P	P	P
Trellises	P	P	P	P
Water collection cisterns	P[4]	P	P	P[4]
Wheelchair lifts & ramps	P	P	P	P
Wing walls	P[4]	P[4]	P[4]	P[4]

P = Permitted setback obstruction
- = Prohibited setback obstruction
[1] Must comply with accessory structure setbacks.
[2] See Chapter 15.28 of the city code of ordinances.
[3] Not more than 4.5 feet above grade if located more than 2.5 feet into a required setback.
[4] 5 feet maximum—not more than 4.5 feet above grade.
[5] 2 feet maximum into minimum required setback.
[6] 4 feet maximum into minimum required setback.
[7] 1 foot maximum into minimum required setback.
[8] 3 feet maximum into minimum required setback.
[9] Not more than 4.5 feet above grade.

[10] See Chapter 15.14 of the city code of ordinances.
[11] Not closer than 10 feet to any side or rear lot line.
[12] 6 feet maximum into minimum required setback

NOTICE OF PUBLIC HEARING BEFORE THE WAUWATOSA COMMON COUNCIL

Please take notice that a public hearing will be held by the Common Council of the City of Wauwatosa, Milwaukee County, Wisconsin, on Tuesday, October 28, 2025 at 6:30 P.M. in the Common Council Chambers at City Hall, 7725 W. North Avenue, Wauwatosa, Wisconsin, and via Zoom, at which time the Common Council will consider a proposed ordinance to amend various sections of Title 24 (Zoning).

For additional information or Zoom access information for the meeting, visit the City's meeting portal at www.wauwatosa.net or contact the Development Department at (414) 479-8957. Members of the public may submit written comments via the meeting portal e-comment function. Comments will be accepted up to the start of the meeting. Accessibility accommodations can be requested at (414) 479-8917.

Zachary Kessler
City Clerk

To be published: North NOW, October 8 and October 15, 2025

Application Form

Profile

Amber
First Name

E
Middle Initial

Tanty
Last Name

[redacted]
Email Address

[redacted]
Home Address

Suite or Apt

[redacted]
City

[redacted]
State

[redacted]
Postal Code

What district do you live in? *

☑ District 7

[redacted]
Primary Phone

Alternate Phone

Wauwatosa School District
Employer

Dean of Students - Whitman Middle School
Job Title

Please look at the vacancy page before applying. Some Boards, Committees and Commissions have requirements that they are looking for in an applicant, such as specific skills or member types such as Adult or Student.

The Vacancy page can be found here:

VACANCIES

Which Boards would you like to apply for?

Youth Commission: Submitted

Question applies to Youth Commission

What is the month and year of your graduation?

12/2026 - Masters in Educational Leadership

Question applies to Youth Commission

For Youth Commission: Students - please enter the month and year of your graduation.
This helps us to know if you will be filling out your full term.

For Youth Commission: Adults - please enter N/A for the question "What is the month and year of your graduation"?

Why are interested in joining this Board, Committee or Commission?

Tanty_Resume_-_2025.docx_-_Google_Docs.pdf
Upload a Resume

If you have issues uploading your resume, email it to Misty Richey at mrichey@wauwatosa.net

If you need to send your resume separately, complete the remainder of the application, save it, and we will submit both the application and resume for you.

Please tell us about yourself and why you want to serve.

I believe that serving on the Youth Commission would allow me to amplify my impact beyond the classroom. With expertise in behavior management, restorative justice, and equity-based practices, I can contribute meaningfully to policies and programs that uplift young people and empower them to succeed. My ability to communicate effectively with students, parents, and community stakeholders makes me well-equipped to advocate for initiatives that support youth development, mental health, and academic achievement. Additionally, my hands-on experience resolving conflicts, addressing discipline with compassion, and collaborating with educators and families gives me a strong foundation for understanding the real challenges our youth face. I am passionate about creating systems of support that are proactive, restorative, and rooted in community. Being part of this commission would be an opportunity to contribute my skills to a broader mission—ensuring that every young person has access to the resources, mentorship, and opportunities they need to thrive.

Demographics

Some boards, committees and commissions require membership to be racially, politically or geographically proportionate to the general public. The following information helps track our recruitment and diversity efforts.

Ethnicity *

☑ [redacted]

Gender *

☑ [redacted]

Sexual Orientation *

☑ [redacted]

[redacted]

Date of Birth

Once you submit your application, check here for the Common Council agenda that has your appointment or reappointment. It may be possible that it will be on future agendas and not on the next upcoming meeting date agenda. This will be how you know if you have been appointed or reappointed.

Amber Tanty

[redacted]

WORK EXPERIENCE

Whitman Middle School - Dean of Students
6/2025-Present

- Work cooperatively with school personnel in protecting the physical and emotional health and welfare of students and staff
- Models use of restorative practices as a proactive and responsive approach to disciplinary issues along with standards of ethics, confidentiality, and professionalism
- Assists in the development, implementation, and evaluation of intervention programs that address the needs of at-risk students
- Assists the administration in providing student supervision in the school.
- Implements proactive strategies to expand student engagement in order to increase students' sense of belonging
- Maintains data related to attendance, referrals, disciplinary actions and monitoring intervention progress and goal attainment
- Fulfills disciplinary procedures in accordance with district policies and state laws; receives referrals and confers with students, parents, teachers, community agencies, and law enforcement; responds to and resolves parent, student, and staff concerns and complaints; presents investigatory findings at disciplinary hearings.
- Supervises students on campus before and after school; monitors students during lunch, recess, passing periods, and other activities; instructs students in appropriate behavior; disciplines students in accordance with established guidelines.
- Monitors and organizes attendance functions; prepares letters, calls parents, and attends meetings as needed, regarding absent or tardy students; provides leadership for attendance improvement efforts.
- Participates as needed in Individual Educational Plan meetings and MLSS Team meetings.
- Provides individual and group guidance for students to support positive decision-making

Underwood Elementary School - Social Emotional Specialist
6/2022-6/2025

- **Metropolitan Milwaukee Alliance of Black School Educators Teacher Excellence Award 2023**
- **Wauwatosa School District Distinguished Service Award 2024**
- Lead district-wide professional development sessions focused on enhancing adult practices in Culturally Responsive Learning Environments
- Provide coaching and guidance to teachers on effective classroom management strategies
- Facilitate monthly staff meetings focused on school culture and behavior management
- Review student discipline data weekly for effective school management
- Confers appropriate consequences for behavior and maintains a record of an action taken
- Support Special Education teachers in creating and implementing individualized student support plans
- Helped develop and implement a School Growth Plan with a focus on improving school culture
- Created a Learning Environment Walk-Through Tool to assess classroom effectiveness
- Helped design and implement a schoolwide behavior and social-emotional support processes.
- Developed a Restorative In-School Suspension Plan to promote positive student outcomes
- Lead the PBIS (Positive Behavioral Interventions and Supports) team to drive school wide behavior initiatives
- Present behavior and culture data to the PTO during monthly meetings to foster community engagement.
- Spearheaded the implementation of student clubs, including Student Government and Recess Junior Coaches.
- Founded Underwood Elementary Girls on the Run Team
- District Team Member for Culture and Climate Committee

Eisenhower Elementary School - Special Education Teacher
1/2017-6/2022

- **Recognized as Master Teacher Status by the Wauwatosa School District (2020)**
- **Awarded by principal Wauwatosa "You're the Bomb" Award (2021)**
- Assess students' skills to determine their needs and develop effective teaching plans particular to each student's abilities. Problem solve daily to meet the social, emotional, behavioral, and academic needs of the learner
- Collaborate with general education teachers to plan and implement instruction while ensuring 100% compliance with IEP standards. Purposefully plan to ignite creativity and sense of self worth in each student
- Demonstrate skill in analyzing student behaviors and social emotional needs while developing and teaching behavioral strategies to support students within the classroom environment
- Cultivate connections and strong student rapport to foster classroom engagement, in addition to recording student progress to inform parents and school administration
- Coordinate 12 special education students with significant needs and five teacher assistants with master schedule
- Specialized in working with diverse populations which include: Down Syndrome, Autism Spectrum Disorder, Other Health Impairments, Emotional Behavioral Disabilities
- Member of Building Equity Leadership Team (2018-present) Duties include: analyzing data for the School Improvement Plan, developing the vision of our school, and promoting staff development and morale

McKinley Elementary School - Special Education Assistant
9/2015-1/2017

- Assist classroom teachers with special education students to enable learning, confidence, and social emotional well being.
- Deliver educational interventions designed by Special Education Teacher to help students meet educational, academic, behavioral, social and emotional needs

EDUCATION

St Norbert College - Bachelor of Arts, Sociology
8/1995-5/1999

University of Wisconsin-Milwaukee - Special Education Teacher Certification
6/2001-5/2003

University of Wisconsin-Milwaukee - Masters in Administration and Educational Leadership
6/2025-will graduate Fall 2026

SKILLS

- Ability to lead and inspire staff, manage student behavior, and support academic and extracurricular development.
- Skilled in resolving disputes and addressing student discipline issues in a fair, consistent, and supportive manner.
- Excellent written and verbal communication to interact with students, parents, staff, and administrators.
- Understanding and embracing diverse student backgrounds, creating an inclusive environment, and addressing equity concerns.
- Expertise in creating and enforcing behavior management policies and strategies to promote a positive school culture.
- Ability to work closely with teachers, counselors, parents, and school leadership to support student success and well-being.
- Ability to connect with students on a personal level, understand their needs, and provide the appropriate guidance.
- Ability to respond effectively to emergencies or sensitive situations involving students, staff, or families.
- Strong time management and multitasking skills to handle various student-related responsibilities and administrative tasks.
- Ability to assess student performance, behavior, and other metrics to inform decisions and improve school practices.
- Experience in promoting restorative justice and supporting students in making amends for behavioral issues.

Application Form

Profile

Nikolai — First Name
B — Middle Initial
Buss — Last Name

[redacted] — Home Address
Suite or Apt

[redacted] — City
[redacted] — State
[redacted] — Postal Code

What district do you live in? *

☑ District 4

[redacted] — Primary Phone
[redacted] — Alternate Phone

N/A — Employer
N/A — Job Title

Please look at the vacancy page before applying. Some Boards, Committees and Commissions have requirements that they are looking for in an applicant, such as specific skills or member types such as Adult or Student.

The Vacancy page can be found here:

VACANCIES

Which Boards would you like to apply for?

Youth Commission: Submitted

Question applies to Youth Commission

What is the month and year of your graduation?

June 2029

Question applies to Youth Commission

For Youth Commission: Students - please enter the month and year of your graduation.
This helps us to know if you will be filling out your full term.

For Youth Commission: Adults - please enter N/A for the question "What is the month and year of your graduation"?

Why are interested in joining this Board, Committee or Commission?

Nikolai_Buss_Resume.pdf
Upload a Resume

If you have issues uploading your resume, email it to Misty Richey at mrichey@wauwatosa.net

If you need to send your resume separately, complete the remainder of the application, save it, and we will submit both the application and resume for you.

Please tell us about yourself and why you want to serve.

Hello, my name is Nikolai Buss. I am a 9th grade high school student attending Wauwatosa East High School and have a strong interest in policy and assisting people's problems. I'm in forensics, independently work on music, and have invested myself in the political landscape since I was 9 years old. I'm interested in being part of the Wauwatosa Youth Commission because I wish to advocate for youth issues affecting Wauwatosa and work towards making positive changes in the youth community. Please see my attached resume. Thank you for your consideration, and I look forward to hearing from you.

Demographics

Some boards, committees and commissions require membership to be racially, politically or geographically proportionate to the general public. The following information helps track our recruitment and diversity efforts.

Ethnicity *

☑ [redacted]

Gender *

☑ [redacted]

Sexual Orientation *

☑ [redacted]

[redacted]

Date of Birth

Once you submit your application, check here for the Common Council agenda that has your appointment or reappointment. It may be possible that it will be on future agendas and not on the next upcoming meeting date agenda. This will be how you know if you have been appointed or reappointed.

Nikolai Buss

[redacted]

Summary: I have been interested in policy since I was 9 years old. Ever since the 2020 US election I have become deeply invested in politics and over time have grown more confident in being able to think open-mindedly and create my own solutions and ideas. I have good reasoning, empathy, and listening. In my music, I often try to advocate for a better, more understanding world. I hope to get involved with an organization where I could make some form of difference in the world.

Education

- Longfellow Middle School, Wauwatosa WI (2024-2025), GPA 4.0
- Wauwatosa East High School, Class of 2029

Accomplishments

- Cub Scouts from K to 3rd grade
- Longfellow Forensics Club
- Independently published a solo project EP to platforms under the band name “Notoriety”
- Canvassed for the 2024 election

Application Form

Profile

Keagan (First Name) | J (Middle Initial) | Young (Last Name)

[redacted]

What district do you live in? *

☑ District 5

[redacted] (Primary Phone) | (Alternate Phone)

Wauwatosa School District (Employer) | Lifeguard (Job Title)

Please look at the vacancy page before applying. Some Boards, Committees and Commissions have requirements that they are looking for in an applicant, such as specific skills or member types such as Adult or Student.

The Vacancy page can be found here:

VACANCIES

Which Boards would you like to apply for?

Commission for Persons with Disabilities: Submitted

Why are interested in joining this Board, Committee or Commission?

1.25_Resume__1_.pdf
Upload a Resume

If you have issues uploading your resume, email it to Misty Richey at mrichey@wauwatosa.net

If you need to send your resume separately, complete the remainder of the application, save it, and we will submit both the application and resume for you.

Please tell us about yourself and why you want to serve.

Throughout my life I have always been taught that the way we treat the least is how we treat everyone. I hope to truly embody that phrase by serving on the Commission for Persons with Disabilities, and by doing my best to ensure that all people in our community are able to be as fully accommodated as possible and live unimpeded. I believe it's important for Commissions such as this one to have representation from students who can provide a unique viewpoint and perspective, allowing us to better serve everyone in our community.

Demographics

Some boards, committees and commissions require membership to be racially, politically or geographically proportionate to the general public. The following information helps track our recruitment and diversity efforts.

Ethnicity *

☑ [redacted]

Gender *

☑ [redacted]

Sexual Orientation *

☑ Straight/Heterosexual

[redacted]
Date of Birth

Once you submit your application, check here for the Common Council agenda that has your appointment or reappointment. It may be possible that it will be on future agendas and not on the next upcoming meeting date agenda. This will be how you know if you have been appointed or reappointed.

Keagan Young

[redacted] | [redacted] | [redacted]

Objective

To use my skills and knowledge to achieve whatever job or task I am working on.

Education

Current junior at Wauwatosa East High School

Maintained a 4.0 GPA throughout a vigorous academic plan, including multiple AP classes, while also being involved in numerous school activities.

Key Skills

- Playing Volleyball and Baseball has taught me to be goal driven and work hard to get to where I want to be.
- Competing in Forensics helped me to develop public speaking and problem-solving skills.
- Being involved in leadership in the Wauwatosa East chapter of the Junior Classical League and serving as an editor for the Tosa Compass has aided me in managing a multitude of tasks and has helped me improve my leadership and communication skills.

Experience

Spring 2025 - Present
Lifeguard and swim instructor, Wauwatosa School District

Monitoring and responding to situations at Wauwatosa School District pools as a lifeguard and ensure safety in the water.
Teaching swim lessons to young beginner swimmers.

Interests

- Archery
- Mountain biking
- Gardening and chicken keeping
- Reading
- Cooking
- Writing

References

Available upon request.

CITY OF WAUWATOSA
7725 W. North Avenue
Wauwatosa, WI 53213

NOTICE OF CIRCUMSTANCES OF CLAIM

Name: Emily Price

Address [redacted]

Phone: [redacted]
Email: [redacted]

Incident/Accident Information

Date: August 12

Time: 6:00 am

Place: 3350 N Knoll Boulevard
Wauwatosa, WI 53222

CIRCUMSTANCES OF CLAIM

In the space below briefly describe the circumstances of your claim. (Attach additional sheets, if necessary.) For auto damages, attach a copy of police report, if any, and a diagram of the accident scene indicating north, south, east or west corners if the accident occurred at an intersection. For bodily injury, indicate nature of injury, whether or not medical attention was given and the name of the treatment provider. Identify any witnesses to the incident/accident.

A set of three mailboxes,
- one belonging to Erich Heitzer [redacted]
- one belonging to Bill Booth [redacted] and
- one belonging to James Price [redacted]

were damaged by a city tree that fell during a storm around 6 am on August 12. The mailboxes were located on the property at 3350 N Knoll Blvd, Wauwatosa, WI 53222. The repairs were performed in the days following the incident by Erich Heitzer [redacted] who is a skilled craftsman by trade, with expertise in metalwork.

Signed: Emily Price Date: September 19, 2025

****

CLAIM

NOTE: You are not required to make a claim at this time. As long as you have filed the above Notice of Circumstances of Claim you may file a claim with the City at any time consistent with the applicable statute of limitations. However, in order for the City to formally accept or deny your claim at this time, the following claim must be completed and signed.

The undersigned hereby makes a claim against the City arising out of the circumstances described above in the amount of $222.73 **for materials and $250 for labor by Erich Heitzer**

To process this claim it is necessary to detail all damages being sought.

Signed: Emily Price Date: September 19, 2025

Address: 3350 N Knoll Boulevard, Wauwatosa WI 53222

Service Packet – City of Wauwatosa

Filed Electronically in Milwaukee County Circuit Court
Case No. 2025SC026865
Plaintiff: Christopher K. Merker
Defendant: City of Wauwatosa

Received by
OCT 10 2025
City Clerk's Office

Date: Oct-10-2025

This packet is being delivered to the City Clerk's Office for the City of Wauwatosa in connection with the above-captioned case.
It includes the following documents:
1. Electronic Filing Notice (GF-180)
2. Summons and Complaint (dated October 8, 2025)
3. Additional Information and Supporting Exhibits (filed October 7, 2025)

Service is being completed today, October 10, 2025, by personal delivery to the City Clerk's Office, 7725 W. North Avenue, Wauwatosa, Wisconsin 53213.

Delivered by: Courtney Abell (on behalf of Plaintiff)

Please accept this packet on behalf of the City of Wauwatosa.

FILED
10-08-2025
Anna Maria Hodges
Clerk of Circuit Court
2025SC026865
Honorable Small Claims Commissioner Court

STATE OF WISCONSIN **CIRCUIT COURT** **MILWAUKEE**

Christopher K Merker vs. City of Wauwatosa

Electronic Filing Notice

Case No. 2025SC026865
Class Code: Sm Claim, Claim Under $ Limit

CITY OF WAUWATOSA
C/O CITY CLERK'S OFFICE
7725 W. NORTH AVENUE
WAUWATOSA WI 53213

Received by
OCT 10 2025
City Clerk's Office

Case number 2025SC026865 was electronically filed with/converted by the Milwaukee County Circuit Court office. The electronic filing system is designed to allow for fast, reliable exchange of documents in court cases.

Parties who register as electronic parties can file, receive and view documents online through the court electronic filing website. A document filed electronically has the same legal effect as a document filed by traditional means. Electronic parties are responsible for serving non-electronic parties by traditional means.

You may also register as an electronic party by following the instructions found at **http://efiling.wicourts.gov/** and may withdraw as an electronic party at any time. There is a fee to register as an electronic party. This fee may be waived if you file a Petition for Waiver of Fees and Costs Affidavit of Indigency (CV-410A) and the court finds you are indigent under §814.29, Wisconsin Statutes.

If you are not represented by an attorney and would like to register an electronic party, you will need to enter the following code on the eFiling website while opting in as an electronic party.

Pro Se opt-in code: b774ff

Unless you register as an electronic party, you will be served with traditional paper documents by other parties and by the court. You must file and serve traditional paper documents.

Registration is available to attorneys, self-represented individuals, and filing agents who are authorized under Wis. Stat. 799.06(2). A user must register as an individual, not as a law firm, agency, corporation, or other group. Non-attorney individuals representing the interests of a business, such as garnishees, must file by traditional means or through an attorney or filing agent. More information about who may participate in electronic filing is found on the court website.

If you have questions regarding this notice, please contact the Clerk of Circuit Court at 414-278-4140.

Milwaukee County Circuit Court
Date: October 8, 2025

STATE OF WISCONSIN, CIRCUIT COURT, MILWAUKEE COUNTY

Plaintiff: (Name [First, Middle, Last], Address, City, State, Zip)
(Nombre [primero, segundo, apellido], domicilio, ciudad, estado, código postal)

[redacted]

☐ **See attached for additional plaintiffs.**
Ver adjunto para otros demandantes.

☐ Amended *Enmendado*

-vs- *-contra-*

To: **Defendant(s):** (Name [First, Middle, Last], Address, City, State, Zip)
Para: Demandado(s): (Nombre [primero, segundo, apellido], domicilio, ciudad, estado, código postal)

City of Wauwatosa
c/o City Clerk's Office
7725 W. North Avenue
Wauwatosa, WI 53213

☐ **See attached for additional defendants.**
Ver adjunto para otros demandados.

Summons and Complaint Small Claims
Citaciones y Demanda Reclamos de menor cuantía

Case No. _____
Causa No.

- ■ Claim for money ($10,000 or less) 31001
  Reclamo de dinero ($10.000 o menos)
- ☐ Tort/Personal injury ($5,000 or less) 31010
  Agravio/lesión personal ($5.000 o menos)
- ☐ Return of property (replevin) 31003
  Devolución de propiedad (reivindicación de cosas muebles)
- ☐ Eviction / *Desalojo* 31004
- ☐ Eviction due to foreclosure 31002
  Desalojo por ejecución de hipoteca
- ☐ Arbitration award 31006
  Sentencia de arbitraje
- ☐ Return of earnest money 31008
  Devolución de seña

This form does not replace the need for an interpreter, any colloquies mandated by law, or the responsibility of court and counsel to ensure that persons with limited English proficiency fully comprehend their rights and obligations. This form must be completed in the English language.
Este documento no sustituye el uso de un intérprete, ni los coloquios judiciales exigidos por la ley. Tampoco sustituye la responsabilidad del tribunal y los abogados de asegurarse de que las personas cuya comprensión del idioma inglés sea limitada entiendan por completo sus derechos y obligaciones. Este documento debe completar en el idioma inglés.

One or both parties require the services of an interpreter. Which party? _____ Which language? _____
Complete and file the Interpreter Request (GF-149) form.
Una o ambas partes requieren los servicios de un intérprete. ¿Qué parte? ¿Qué idioma?
Llene y presente el formulario de solicitud de intérprete (GF-149).

If you require reasonable accommodations due to a disability to participate in the court process, please call _____ prior to the scheduled court date. Please note that the court does not provide transportation.
Si necesita arreglos razonables para participar en el proceso judicial debido a una discapacidad, por favor llame a antes de la fecha judicial programada. Tenga en cuenta que el tribunal no proporciona transporte.

SUMMONS / *CITACIONES*

To the Defendant(s): ***Para el/los demandado/s:***
You are being sued as described on the attached complaint. If you wish to dispute this matter:
Lo están demandando según lo indicado en la demanda adjunta. Si desea disputar este asunto:

- ☐ You must appear at the time and place stated.
  Debe comparecer a la hora y en el lugar establecidos.
- ☐ You must file a written answer and provide a copy to the plaintiff or plaintiff's attorney on or before the date and time stated.
  Debe presentar una respuesta por escrito y proporcionar una copia al demandante o al abogado del demandante en la fecha y hora

When to Appear/File an Answer
Fecha para comparecer/ presentar una respuesta

Date *Fecha*	Time *Hora*

Place to Appear/File an Answer
Lugar para comparecer/presentar una respuesta

establecidas o con anterioridad a ellas. If you do not appear or answer, the plaintiff may win this case and a judgment entered for what the plaintiff is asking. *Si no comparece ni responde, el demandante puede ganar esta causa y se puede dictar un fallo a favor de lo que el demandante esté solicitando.*	**Place to Appear: APPEAR IN PERSON** **Milwaukee County Courthouse** **901 North 9th Street, CH #400** **Milwaukee, WI 53233**
Clerk/Attorney Signature *Firma del Actuario de Juzgado/Abogado* Omia Maria Hodges	Date Summons Issued *Fecha de emisión de la citación* / Date Summons Mailed *Fecha en la que se envió la citación*

COMPLAINT / *DEMANDA*

Plaintiff's Demand:
Demanda del demandante:

The plaintiff states the following claim against the defendant(s):
El demandante realiza la siguiente demanda contra el/los demandado/s:

1. Plaintiff demands judgment for *(Check as appropriate)*
   El demandante exige un fallo por: (Marcar lo que corresponda)
   - ☒ Claim for Money $ 837
     Reclamo de dinero
   - ☐ Tort/Personal Injury $ _____
     Agravio/lesión personal
   - ☐ Return of property (replevin) *(Describe property in 2 below.) (Not to include Wis. Stats. 425.205 actions to recover collateral.)*
     Devolución de propiedad (reivindicación de cosas muebles) (Describa la propiedad en el punto 2 abajo) (Excluyendo las acciones en virtud de las leyes de Wisconsin 425.205 para recuperar la garantía)
   - ☐ Eviction
     Desalojo
   - ☐ Eviction due to foreclosure
     Desalojo por ejecución de hipoteca
   - ☐ Return of Earnest Money
     Devolución de seña
   - ☐ Confirmation, vacation, modification or correction of arbitration award.
     Confirmación, anulación, modificación o corrección de sentencia arbitral.

   Plus interest, costs, attorney fees, if any, and such other relief as the court deems proper.
   Más intereses, costos, honorarios legales, de existir, y toda otra asistencia que el tribunal considere adecuada.

2. Brief statement of dates and facts:
   Breve declaración de fechas y hechos:
   (If this is an eviction action and you are seeking money damages, you must also state that claim on this form.)
   (Si es una acción de desalojo y busca el resarcimiento de dinero, debe también indicar ese reclamo en este formulario.)

   City sidewalk crew damaged our pre-marked sprinkler system (same flags as neighbor—no damage). Crew lead admitted damage and said City would reimburse. Despite the City Attorney's 9/1 note that flags were "a very important factual distinction," the City later denied. Three invoices (Jun–Jul) = $837. Seeking $837 + filing/service costs + modest water waste.

   ☒ **See attached for additional information**. Provide copy of attachments for court and defendant(s).
   ***Ver adjunto para información adicional**. Proporcione copia de adjunto para el tribunal y el/los demandado/s.*

I am the: ☒ plaintiff. ☐ attorney for the plaintiff.
Soy: demandante. abogado del demandante.

[redacted]

Attorney/*Abogado*

Name Printed or Typed / *Nombre escrito en letra de molde o a maquina*

Address / *Dirección*

Email Address
Dirección de correo electrónico

Telephone Number
Teléfono

Date / *Fecha*

State Bar No
Número de inscripción en el Colegio de Abogados

Small Claims Court

Sprinkler System Damage

Plaintiff: Christopher and Kayla Merker

Defendant: City of Wauwatosa

Date: October 3, 2025

Complaint

Plaintiffs' underground sprinkler system was damaged during City sidewalk work despite being clearly marked with flags (same as neighbor, whose system was not damaged). The crew lead admitted the damage and assured reimbursement. On September 1, 2025, the City Attorney acknowledged the presence of flags as "a very important factual distinction," but the City nevertheless denied the claim two weeks later. The sprinkler system required three rounds of professional repair: the initial June repairs plus a July follow-up when another head in the same zone failed due to destabilization from the original damage. Plaintiffs seek $837 in repair costs, plus recoverable filing/service fees, and a modest water-waste amount.

We estimate the total recovery amounts as follow:

Lakeland Sprinkler repairs	$837.00
Water waste	$76.16
Court/service costs	$150.00
Total	**$1,063.16**

1. Kayla's One-Page Statement

Statement of Fact — Kayla Merker

I, Kayla Merker, state the following:

1. Before the City sidewalk project began, I **marked our sprinkler heads and line with flags** (the same type of flags our neighbor across the street used; their system was not damaged).
2. During or immediately after the work, I spoke directly with the **crew lead**, who **acknowledged the damage** and stated the **City would reimburse** us.
3. We did not receive any notice of the date work would occur and therefore could not be present to protect or deactivate our system.
4. The sprinkler system suffered substantial damage requiring professional repair at a cost of **$837** (invoices attached).

I affirm that the above is true to the best of my knowledge.

Signature: Kayla Merker

Date: 10/5/2025

2. Neighbor Statement

Statement of Fact — Neighbor (Mr. Brian Krumsee)

I, Brian Krumsee, reside at [redacted]. Before the City sidewalk project began, I used the **same type of flags as the Merkers** to mark my sprinkler system. My system was not damaged during the work.

Signature: _____

Date: Oct 6, 2025

3. Exhibits

- **Exhibit A:** Sprinkler repair invoices ($837, including July follow-up repair).

Lakeland Sprinkler Inc.
PO Box 311
Sussex, WI 53089
USA

Voice 414-873 7993
Fax 414-755-2089

INVOICE

Invoice Number 39564
Invoice Date Jul 23, 2025
Page 1
Duplicate

Bill To:	Ship to:
[redacted]	[redacted]

Customer ID	Customer PO	Payment Terms	
Merker, Christopher		Net 5 Days	
Sales Rep ID	**Shipping Method**	**Ship Date**	**Due Date**
Dan			7/28/25

Quantity	Item	Description	Unit Price	Amount
1.00	Labor Service Tech/F	Service call Broken Spray Head (1st hr of labor)	110.00	110.00
1.00	Material	4" Spray w/ Nozzle	50.00	50.00

Subtotal	160.00
Sales Tax	
Total Invoice Amount	160.00
Payment/Credit Applied	
TOTAL	**160.00**

Check/Credit Memo No

GO GREEN! NOW OFFERING PAPERLESS BILLING AND APPOINTMENT SCHEDULING! CALL OR EMAIL US TODAY TO ENROLL!
sales@lakelandsprinkler.com

Overdue invoices are subject to 2.5 late charges

Lakeland Sprinkler Inc.
PO Box 311
Sussex WI 53089
USA

Voice 414-873-7903
Fax 414-753-2089

INVOICE

Invoice Number 35330
Invoice Date Jun 11 2025
Page 1
Duplicate

Bill To:

[redacted]

Ship to:

[redacted]

Customer ID	Customer PO	Payment Term
Meijer, Crestpnte		Net 5 Days
Sales Rep ID	Shipping Method	Ship Date	Due Date
Dan Schell		6/18/25

Quantity	Item	Description	Unit Price	Amount
1 00	Labor Service Tech/F	Service call zone 3 damage from city sidewalk (1st hr of labor)	110 00	110 00
10 00	1" Poly Pipe	100 PSI polyethylene pipe	2.00	20 00
5 00	1" Poly Fitting	insert barbed fitting	6 00	25 00
4 00	Material	3/4" x 1" PVC Slip Fitting	8 00	32 00
4 00	Material	1" Galvanized coupling	10 00	40 00
12 00	1" Clamp	1" stainless steel ehng clamp	2 00	24 00
1 00	Material	PVC Glue & Primer	10.00	10 00
1 00	Material	4" Spray Head w/ Nozzle	46 00	46 00
1 00	Material	1/2" Funny Elbow	5 00	5 00
1 00	Material	Funny Pipe	4 00	4 00
1 50	Labor Service Tech/F	Additional Labor for repair	100.00	150 00

	Subtotal	466 00
	Sales Tax	
	Total Invoice Amount	466 00
Check/Credit Memo No:	Payment/Credit Applied	
	TOTAL	466.00

CO CRESTNI NOW OFFERING RAPERMASS MULCH AND
APPOINTMENT SCHEDULING! CALL OR EMAIL US TODAY!
EMAIL:
John@lakelandsprinkler.com

Overdue invoices are subject to $25 late charges

Lakeland Sprinkler Inc.
PO Box 311
Sussex WI 53089
USA

Voice 414-873-7893
Fax 414-755-2089

INVOICE

Invoice Number 39338
Invoice Date Jun 16 2025
Page 1
Duplicate

Bill To:
[redacted]

Ship to:
[redacted]

Customer ID	Customer PO	Payment Terms	
Merker Christopher		Net 5 Days	
Sales Rep ID	**Shipping Method**	**Ship Date**	**Due Date**
Dan Schell			6/21/25

Quantity	Item	Description	Unit Price	Amount
1.00	Labor Service Tech/F	Zone had damage from city new side walk	110.00	110.00
1.00	Material	1/2" Cut off nipple	5.00	5.00
1.00	Material	4" Spray Head	40.00	40.00
1.00	Material	Spray Nozzle	6.00	6.00
0.50	Labor Service Tech/F	Additional Labor for repair	100.00	50.00

Subtotal	211.00
Sales Tax	
Total Invoice Amount	211.00
Payment/Credit Applied	
TOTAL	**211.00**

Check/Credit Memo No

GO GREEN! NOW OFFERING PAPERLESS BILLING AND APPOINTMENT SCHEDULING! CALL OR EMAIL US TODAY TO ENROLL!
sales@lakelandsprinkler.com

Overdue invoices are subject to $2.5 late charges

- **Exhibit B:** Photos of damaged line/heads.

- **Exhibit C:** Email chain (Aug 4 reconsideration letter; Sept 1 Tate email with quote; denial letter).

Jennifer J Tate

Special Assistant
George M Schimmel

Wauwatosa City Attorney

9/26/25

[redacted]

Mr. and Mrs. Merker,

The City of Wauwatosa received your correspondence from September 21, 2025

On July 7, 2025, our office received your claim regarding your sprinkler system and denied the claim on August 4, 2025. Additionally, my office responded to your follow up letter on August 29, 2025. It is important to note that my office responded to your claim well within the timeframe afforded by Wisconsin Statutes

I reviewed your letter from September 21, 2025, and my position on this matter remains unchanged. We have considered all information, but the information provided does not warrant a revision of my original decision

Best

Jennifer Tate

7725 West North Avenue Wauwatosa, Wisconsin 53213-3668 Phone (414) 479-8905 Fax (414) 471-8414

Begin forwarded message:

From: Chris Merker <[redacted]
Subject: Re: [External] Request for Replacement Yard Waste Container – Damaged by Collection Crew-Follow-Up: Damaged Yard Waste Bin – Reimbursement Request
Date: September 21, 2025 at 8:36:18 AM CDT
To: Kayla Merker [redacted]
Cc: Katie Sandoval <ksandoval@wauwatosa.net>, Jennifer Tate <jtate@wauwatosa.net>

Hi Katie,

Thank you for processing the yard-waste bin claim. We are still awaiting a decision on the **sprinkler system** claim.

It has now been nearly **four months** since we first submitted this. All documentation is already in this thread (photos, invoices, etc.). As clarified: the sprinklers were **pre-marked with flags** (the same flags our neighbor used—no damage there), and the crew lead **acknowledged the damage and assured reimbursement** on site.

This is my **final request** for a written decision. Please provide the City's decision **by Friday, September 26**. If we do not receive it by then, we will proceed with a **small claims filing** (and, if needed, a public records request). If Ms. Tate is unavailable, please route this to the acting attorney or claims contact today.

Thank you,

Chris

On Sep 18, 2025, at 12:13 PM, Kayla Merker [redacted] wrote:

<image0.jpeg>
Sent from my iPhone

On Sep 18, 2025, at 10:07 AM, Katie Sandoval <ksandoval@wauwatosa.net> wrote:

Hi Kayla,
There was nothing attached to this email.
Can you please try again?
Thanks,
Katie

From: Kayla Merker <[redacted]
Sent: Thursday, September 18, 2025 9:58 AM
To: Chris Merker [redacted]
Cc: Katie Sandoval <ksandoval@wauwatosa.net>; Jennifer Tate <jtate@wauwatosa.net>
Subject: Re: [External] Request for Replacement Yard Waste Container – Damaged by Collection Crew-Follow-Up: Damaged Yard Waste Bin – Reimbursement Request

Sent from my iPhone

On Sep 16, 2025, at 8:07 AM, Chris Merk [redacted] ote:

Thanks, Katie. I'll have Kayla fill out and return. What's the status on the sprinkler system reimbursement?

Chris

Sent from my iPhone

On Sep 15, 2025, at 1:05 PM, Katie Sandoval <ksandoval@wauwatosa.net> wrote:

Good Afternoon,
Please see the release for repayment for the replacement of your garbage cart. If you agree to the terms listed, please sign and return to our office.
We can issue payment after the release is received.
Thank you,
Katie

From: Chris Merker [redacted]
Sent: Sunday, September 14, 2025 10:37 AM
To: Kayla Merker [redacted]
Cc: Katie Sandoval <ksandoval@wauwatosa.net>; Jennifer Tate <jtate@wauwatosa.net>
Subject: Re: [External] Request for Replacement Yard Waste Container – Damaged by Collection Crew-Follow-Up: Damaged Yard Waste Bin – Reimbursement Request

Good morning,

Are we near final resolution on this issue? When can we expect a payment by check from the city?

Thank you,

Chris Merker

Hi Kayla,
There was nothing attached to this email.
Can you please try again?
Thanks,
Katie

From: Kayla Merker [redacted]
Sent: Thursday, September 18, 2025 9:58 AM
To: Chris Merker [redacted]

Cc: Katie Sandoval <ksandoval@wauwatosa.net>; Jennifer Tate <jtate@wauwatosa.net>
Subject: Re: [External] Request for Replacement Yard Waste Container – Damaged by Collection Crew-Follow-Up: Damaged Yard Waste Bin – Reimbursement Request

Sent from my iPhone

On Sep 16, 2025, at 8:07 AM, Chris Merker <[redacted]> wrote:

Thanks, Katie. I'll have Kayla fill out and return. What's the status on the sprinkler system reimbursement?

Chris

Sent from my iPhone

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Thank you,
Katie

From: Chris Merker [redacted]
Sent: Sunday, September 14, 2025 10:37 AM
To: Kayla Merker [redacted]
Cc: Katie Sandoval <ksandoval@wauwatosa.net>; Jennifer Tate <jtate@wauwatosa.net>
Subject: Re: [External] Request for Replacement Yard Waste Container – Damaged by Collection Crew-Follow-Up: Damaged Yard Waste Bin – Reimbursement Request

Good morning,

Are we near final resolution on this issue? When can we expect a payment by check from the city?

Thank you,

Chris Merker

On Sep 4, 2025, at 10:05 AM, Kayla Merke[redacted]wrote:

<Merker - release.pdf>

Good Afternoon,
Please see the release for repayment for the replacement of your garbage cart. If you agree to the terms listed, please sign and return to our office.
We can issue payment after the release is received.
Thank you,
Katie

From: Chris Merker <[redacted]
Sent: Sunday, September 14, 2025 10:37 AM
To: Kayla Merke[redacted]
Cc: Katie Sandoval <ksandoval@wauwatosa.net>; Jennifer Tate <jtate@wauwatosa.net>
Subject: Re: [External] Request for Replacement Yard Waste Container – Damaged by Collection Crew-Follow-Up: Damaged Yard Waste Bin – Reimbursement Request

Good morning,

Are we near final resolution on this issue? When can we expect a payment by check from the city?

Thank you,

Chris Merker

On Sep 4, 2025, at 10:05 AM, Kayla Merker <[redacted]> wrote:

Jennifer J. Inte

Special Assistant
George M. Schimmel

Wauwatosa City Attorney

September 15, 2025

[redacted]

RE: Claim from June 11, 2025

Ms. Merker,

The City of Wauwatosa reviewed your claim regarding an incident between a garbage cart and with a City of Wauwatosa Public Works vehicle.

The City conducted a review of its records and has approved reimbursement in the amount of $75.00

If you agree to the terms of your reimbursement, please read the attached release and sign and return to our office. Once received, the City of Wauwatosa will issue a check for reimbursement.

Sincerely,

Jennifer Inte
City Attorney
414-479-8905

7725 West North Avenue, Wauwatosa, Wisconsin 53213-0868 Phone: (414) 479-8905 Fax: (414) 471-8484

Yes, please. The form needs to completed in totality – including the amount of reimbursement you're seeking from the city.

From: Kayla Merke[redacted]
Sent: Wednesday, September 3, 2025 11:09 AM
To: Katie Sandov[redacted]
Cc: Chris Merker[redacted]nifer Tate <jtate@wauwatosa.net>
Subject: Re: [External] Request for Replacement Yard Waste Container – Damaged by Collection Crew-Follow-Up: Damaged Yard Waste Bin – Reimbursement Request

I completed this in June, do you need it again?
Sent from my iPhone

On Sep 3, 2025, at 10:56 AM, Katie Sandoval <ksandoval@wauwatosa.net> wrote:

Hi Kayla,
Please fill out the attached document. I need a completed claim form for every claim filed against the city.
I appreciate you understanding.
Have a nice day,
Katie

From: Kayla Merker[redacted]
Sent: Wednesday, September 3, 2025 8:34 AM
To: Chris Merker[redacted]
Cc: Jennifer Tate <jtate@wauwatosa.net>; Katie Sandoval <ksandoval@wauwatosa.net>
Subject: Re: [External] Request for Replacement Yard Waste Container – Damaged by Collection Crew Follow-Up: Damaged Yard Waste Bin – Reimbursement Request

Attached is the receipt for the yard waste bin that is the replacement for the one that the city destroyed in June.
<image001.jpg>
Please let me know what else you need from me.
Kayla

Sent from my iPhone

On Sep 3, 2025, at 6:37 AM, Chris Merker[redacted]> wrote:

Thank you.

Chris

On Sep 1, 2025, at 9:09 AM, Jennifer Tate <jtate@wauwatosa.net> wrote:

Mr. Merker:

You are correct that is a very important factual distinction. I will need to speak to our public works department. In the meantime, if you have any additional evidence of the flags being posted, please provide that to my office.

I hope you had a nice holiday weekend.

Jennifer

Get Outlook for iOS

From: Chris Merker [redacted]
Sent: Sunday, August 31, 2025 6:09:59 AM
To: Jennifer Tate [redacted]
Cc: Kayla Merker [redacted] ie Sandoval <ksandoval@wauwatosa.net>
Subject: Re: [External] Request for Replacement Yard Waste Container – Damaged by Collection Crew
Follow-Up: Damaged Yard Waste Bin – Reimbursement Request

Dear Ms. Tate,

I want to clarify an important point in response to your August 28 letter. When I submitted our August 4 reconsideration letter, I was personally unaware that my wife had already **pre-marked the sprinkler heads and line with flags** before the sidewalk work began. That is why our earlier correspondence stated we were unable to mark the system.

In fact, the sprinklers **were flagged in advance**. Moreover, a member of the work crew **acknowledged the damage on site and told my wife that the City would reimburse us.** We relied on that assurance while documenting and repairing the system.

We also note that we used the **same marking flags as our neighbor directly across the street**, whose sprinkler system was not damaged during the project. This demonstrates that the flags were adequate, that crews had notice, and that the damage to our system resulted from carelessness rather than unavoidable circumstances.

I regret the confusion caused by my earlier understanding, but this correction is critical: the City did have constructive notice through the flags, the damage was acknowledged by a worker on site, and later sod work by City crews showed that working around sprinklers is feasible and expected. Taken together, these facts demonstrate that the damage was preventable and that our reimbursement request remains valid.

Accordingly, we again respectfully request reimbursement of the $700 sprinkler repair, resolution of the yard-waste bin claim (Kayla will be following up with the completed claim form), and consideration of the unnecessary water waste caused by the damaged system.

We would strongly prefer to resolve this matter amicably and directly with the City. However, if the denial is maintained despite these clarified facts, we will be prepared to proceed with a public-records request and a small claims filing.

Sincerely,

Chris & Kayla Merker

cc: Katie Sandoval

On Aug 29, 2025, at 4:33 PM, Katie Sandoval <ksandoval@wauwatosa.net> wrote:

Good Afternoon,
Please see the attached letter from City Attorney Tate.
Thank you,
Katie

From: Katie Sandoval
Sent: Friday, A[redacted]nnifer Tate <jtate@wauwatosa.net>
To: 'Kayla Merl[redacted]
Cc: Chris Merk[redacted]
Subject: RE: [External] Request for Replacement Yard Waste Container – Damaged by Collection Crew
Follow-Up: Damaged Yard Waste Bin – Reimbursement Request

Hi Chris and Kayla,
We have not received a completed claim form for the yard waste bin.
The claim form I received was for the underground sprinkler system.
Please have that returned to us so we can make sure everything is included in the response from Attorney Tate.
Thanks,
Katie

From: Kayla Merk[redacted]
Sent: Friday, August 22, 2025 8:55 AM
To: Jennifer Tate[redacted]
Cc: Chris Merker[redacted]tie Sandoval <ksandoval@wauwatosa.net>
Subject: Re: [External] Request for Replacement Yard Waste Container – Damaged by Collection Crew
Follow-Up: Damaged Yard Waste Bin – Reimbursement Request

With all due respect, we've been communicating with you well before the floods. Our response was sent in early August, the flooding began on August 10th.

Sent from my iPhone

On Aug 22, 2025, at 8:21 AM, Jennifer Tate <jtate@wauwatosa.net> wrote:

Mr. Merker:

We will work to have a response to you by August 29. As you can imagine with the flooding a few weeks ago, the City is dealing with many requests at this time. I appreciate your patience.

Best,

Jennifer Tate

Get Outlook for iOS

From: Chris Merk[redacted]
Sent: Friday, August 22, 2025 7:43:07 AM
To: Katie Sandov[redacted]
Cc: Kayla Merke[redacted]@wauwatosa.net <jtate@wauwatosa.net>
Subject: Re: [External] Request for Replacement Yard Waste Container – Damaged by Collection Crew-Follow-Up: Damaged Yard Waste Bin – Reimbursement Request

One additional note of clarification: Kayla reminded me the original submission date was June 10.

On Aug 22, 2025, at 7:31 AM, Chris Me[redacted]ote:

Hi Katie,

We first submitted documentation for our sprinkler system and yard-waste bin damage in late June, and our reconsideration letter was sent on August 4. You confirmed on August 14 that it was forwarded to Ms. Tate. Since then, we have received no further communication.

All documentation has been provided previously (photos, invoices, the completed form, and our August 4 letter), so nothing additional should be needed to reach a determination.

At this point, we need clarity. Please provide the City's **written decision by Friday, August 29**. If we do not hear back by then, we will proceed with other avenues, including a Wisconsin Public Records request and a small claims filing for the sprinkler repairs ($700), the yard-waste bin, and water-waste costs.

We would strongly prefer to resolve this amicably and directly with the City, but the continued lack of response is not acceptable given the timeline. Please confirm receipt of this message and ensure our claims are under active review, so we understand whether the City intends to resolve this matter directly or whether we will need to pursue resolution through other channels.

Thank you,

Chris

On Aug 14, 2025, at 8:59 AM, Katie Sandoval <ksandoval@wauwatosa.net> wrote:

Hi Chris,
Sorry, I've been out of the office.
Yes, it was forwarded to her. I will send her this e-mail as well.
Thanks,

Katie

From: Chris Merke[redacted]
Sent: Tuesday, August 12, 2025 5:34 PM
To: Katie Sandova[redacted]
Cc: Kayla Merker [redacted]
Subject: Re: [External] Request for Replacement Yard Waste Container – Damaged by Collection Crew
Follow-Up: Damaged Yard Waste Bin – Reimbursement Request

Hi Katie,

I wanted to follow up on the email I sent last week for Ms. Tate regarding our sprinkler system and property damage claim. Could you confirm if it's been forwarded to her, and let me know if there's been any review or progress on the matter?

Given the time-sensitive nature of this claim, I'd appreciate any indication of when we might expect a response or next steps.

Thanks again for your help,

Chris

On Aug 4, 2025, at 6:27 PM, Chris Merker [redacted] wrote:

Hi Katie,

Please share the below letter with Ms. Tate at your earliest convenience and provide any follow-up or next steps as appropriate.

Thank you for your help.

Chris

Chris and Kayla Merker

[redacted]
August 4, 2025

Jennifer J. Tate
City Attorney
City of Wauwatosa
7725 West North Avenue
Wauwatosa, WI 53213

RE: Request for Reconsideration – Sprinkler System and Property Damage Claim ($700)

Dear Ms. Tate,

Thank you for your August 4 response to our claim for damages to our underground sprinkler system, which we submitted on June 10, 2025, along with full documentation and repair invoices. We respectfully dispute the City's denial of liability and request reconsideration on the following grounds:

1. Buried Language and Lack of Proper Notice

The clause cited in your response—purporting to disclaim liability for damage to private features in the public right-of-way—was embedded in fine print on the reverse side of a multipurpose notice. It was neither highlighted nor clearly separated from general information about sidewalk repairs. We were unaware of its implications at the time and had no reason to believe the City would conduct potentially damaging work without further communication.

In fact, when we revisited the notice after the damage occurred, it took reading the document **three separate times** before we even found the clause you referenced. That is not meaningful disclosure. The language fails to constitute a **clear, knowing, and voluntary waiver of liability**, particularly in the absence of any signed acknowledgment or opt-in consent.

2. No Reasonable Opportunity to Mitigate

Even if we had seen the disclaimer, we were given **no mechanism or opportunity** to protect our property. The City did not provide a date or even a time range for when construction would begin. As a result, we were unable to:

1. Notify crews of sprinkler line locations,
2. Mark or deactivate the system, or
3. Arrange for a private contractor.

We were not home at the time the work was performed, and by the time we returned, the **damage had already been done**—again highlighting the failure of timely and sufficient notice.

Furthermore, the **"Private Contractor Option"**—now cited by the City as the only liability-free alternative—was **buried in dense text** on the back of the letter, with no emphasis or visibility. At no point were we informed that failing to proactively hire our own contractor could result in unreimbursed property damage. This was **not a meaningful choice** and fails to meet any standard of informed consent.

3. Broader Pattern of Damage and Negligence

Our sprinkler system was not the only casualty. During the same construction window, City-contracted crews **knocked over trees and damaged property throughout the neighborhood**, including our **yard waste bin**, which we are also seeking reimbursement for.

More concerning, however, is the pattern of conduct. **The initial damage to our sprinkler line—where a hose was visibly cut in half—should have served as a clear warning** to the crew of the presence of a sprinkler system. Instead of adjusting or proceeding with care as they continued down the block, they appeared to act out of **haste or disregard**, continuing in the same careless manner.

We are also aware that the City had **hundreds, if not thousands, of sidewalk repairs to complete in our neighborhood alone**, and that the crews were working under significant time pressure. This urgency clearly came at the expense of caution and due diligence, contributing to a **system-wide failure to prevent avoidable damage** to private property.

We do want to acknowledge that **sod was eventually placed** where grass had been removed, and we appreciate that follow-up—though it took nearly **two months to complete**, finishing only **last week**. During that recent sod work, the crews **did make room for the sprinkler heads to emerge from the new sod**, showing a basic level of care and attention to their presence. This is important to note because the City has claimed it is not responsible for working around sprinkler systems—yet in this case, the crews clearly made an effort to do exactly that. The fact that they were able to take that precaution later reinforces that the **original damage was avoidable**, had the same level of attention been given during the June work.

4. Foreseeable Risk to Common Residential Features

The City's claim that it was unaware of the presence of a sprinkler system is not a valid defense. Sprinklers are **standard in suburban residential neighborhoods**, especially near sidewalk edges. The City and its contractors should have anticipated this possibility and conducted the work accordingly. No inquiry was made. No notice was given. And no precautions were taken.

5. Request for Reimbursement and Consideration of Water Waste

We therefore request that the City of Wauwatosa:

1. **Reimburse us for the $700 in sprinkler repairs,**
2. **Reimburse us for the damage to our yard waste bin,** and
3. **Acknowledge and compensate for the unnecessary water waste** caused by the system's malfunction.

Following the damage, the sprinkler system likely leaked or malfunctioned, leading to wasted water and unnecessary utility cost. This waste was entirely preventable had the work been conducted with appropriate care or had we been given even minimal opportunity to prepare.

We sincerely hope to resolve this matter without escalation. Should the City decline to reconsider, we are prepared to pursue additional avenues for resolution, including third-party mediation or small claims proceedings.

Thank you for your time and attention.

Sincerely,

Chris and Kayla Merker

From: Katie Sandoval <ksandoval@wauwatosa.net>
Subject: RE: [External] Request for Replacement Yard Waste Container – Damaged by Collection Crew-Follow-Up: Damaged Yard Waste Bin – Reimbursement Request
Date: August 4, 2025 at 3:16:34 PM CDT
To: Chris Merk[redacted]
Cc: Kayla Merk[redacted]

Hi Chris and Kayla,
Please see the attached letter from the City Attorney regarding your sprinkler system.
When you complete the Notice of Circumstances of claim form for your garbage cart, please forward onto me.
Thank you,
Katie

From: Chris Me[redacted]
Sent: Sunday, August 3, 2025 7:06 AM
To: Katie Sandoval <ksandoval@wauwatosa.net>
Cc: Kayla Merke[redacted]
Subject: Re: [External] Request for Replacement Yard Waste Container – Damaged by Collection Crew-Follow-Up: Damaged Yard Waste Bin – Reimbursement Request

Thank you, Katie, for your attention to this matter. Do you know when we can expect the payments to process?

Chris

On Jul 28, 2025, at 12:53 PM, Kayla Merker[redacted]ote:

Perfect. Thank you.
Sent from my iPhone

On Jul 28, 2025, at 11:30 AM, Katie Sandoval <ksandoval@wauwatosa.net> wrote:

I can do each claim separately if that's ok with you.

From: Kayla Merk[redacted]
Sent: Monday, July 28, 2025 6:47 AM
To: Katie Sandoval <ksandoval@wauwatosa.net>
Cc: Chris Merke[redacted]
Subject: Re: [External] Request for Replacement Yard Waste Container – Damaged by Collection Crew-Follow-Up: Damaged Yard Waste Bin – Reimbursement Request

I did not submit a receipt for the yard waste can because I haven't been able to find one. Do you need to wait to process the sprinkler reimbursement or can you proceed?
Kayla
Sent from my iPhone

On Jul 8, 2025, at 10:44 AM, Katie Sandoval <ksandoval@wauwatosa.net> wrote:

Hi again,
Just wanted to make sure I also didn't miss the garbage can.

I have not seen that come through.
Thank you,
Katie

From: Katie Sandoval
Sent: Tuesday, July 8, 2025 9:13 AM
To: 'Kayla Merke[redacted]
Cc: Chris Merker[redacted]
Subject: RE: [External] Request for Replacement Yard Waste Container – Damaged by Collection Crew-Follow-Up: Damaged Yard Waste Bin – Reimbursement Request

Thanks, Kayla. I received this one.
I will be in touch.

From: Kayla Merk[redacted]
Sent: Monday, July 7, 2025 4:23 PM
To: Katie Sandoval <ksandoval@wauwatosa.net>
Cc: Chris Merker[redacted]
Subject: Fwd: [External] Request for Replacement Yard Waste Container – Damaged by Collection Crew-Follow-Up: Damaged Yard Waste Bin – Reimbursement Request

Sent from my iPhone

Begin forwarded message:

From: Kayla Merker[redacted]
Date: June 27, 2025 at 2:36:35 PM CDT
To: Katie Sandoval <ksandoval@wauwatosa.net>
Cc: Chris Merke[redacted]
Subject: Re: [External] Request for Replacement Yard Waste Container – Damaged by Collection Crew-Follow-Up: Damaged Yard Waste Bin – Reimbursement Request

Attached is my completed form.
<image001.jpg>
Sent from my iPhone

On Jun 24, 2025, at 6:28 AM, Kayla Merk[redacted]vrote:

Here are the two invoices for the sprinkler system.

Just to confirm, I need to complete form for both garbage can and sprinkler system? Should I go buy a new yard waste bin cause the one that is broken isn't fixable.
<image002.jpg>
<image003.jpg>
<image004.jpg>

<image005.jpg>
<image006.jpg>
Sent from my iPhone

On Jun 23, 2025, at 11:50 PM, Kayla Merker [redacted] wrote:

It is a very small world.
Can you please resend the form for me to complete? Also, I'm not able to repair the yard waste hardware, we just need a new one. So should I go purchase one then submit receipt?
Sent from my iPhone

On Jun 23, 2025, at 10:10 AM, Katie Sandoval <ksandoval@wauwatosa.net> wrote:

Gosh, I'm sorry.
Also, small world. I used to babysit for the people who lived in your house. Have fun on your trip.
Katie

From: Kayla Merker [redacted]
Sent: Monday, June 23, 2025 10:05 AM
To: Katie Sandoval <ksandoval@wauwatosa.net>
Subject: Re: [External] Request for Replacement Yard Waste Container – Damaged by Collection Crew-Follow-Up: Damaged Yard Waste Bin – Reimbursement Request

Hi!
I will complete in the next day, currently traveling. This was first email, it was voicemail messages that I left and haven't received a response. So I requested the email.
Kayla

On Mon, Jun 23, 2025 at 9:59 AM Katie Sandoval <ksandoval@wauwatosa.net> wrote:
Good Morning Kayla,
I received your e-mail this morning. I am unsure why your other e-mails over the past couple of weeks did not reach us, and I apologize.
Moving forward, I will be your point of contact for your garbage cart claim and your sprinkler system. I've attached a Notice of Circumstances claim form.
Can you please fill out the attached form and include any receipts from purchasing the hardware to fix the garbage cart? And can you also please resend the receipts for your sprinkler system? The files were too large and I could not open them. Once received, I will provide the information to the City Attorney.
If easier, I can also call and explain this process to you – it can be confusing.
Thank you,
Katie Sandoval

From: Kayla Merker [redacted]
Sent: Monday, June 23, 2025 6:24 AM
To: tattorney <tattorney@wauwatosa.net>; Wauwatosa Public Works <dpw@wauwatosa.net>

Subject: Fwd: [External] Request for Replacement Yard Waste Container – Damaged by Collection Crew-Follow Up: Damaged Yard Waste Bin – Reimbursement Request

Good morning,

I've reached out a few times over the past few weeks with no response. Two weeks ago, my yard waste bin was damaged during collection. It can no longer be wheeled, and the cover is no longer able to be attached. When I arrived home the wheel was in the container and the other components were broken. Also how did the cover end up on my neighbors driveway 50 feet away?

I am requesting reimbursement for the bin, which cost approximately $50–$60 and was purchased from the hardware store at 68th and Wauwatosa Avenue. I've attached photos for reference.

Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Kayla Merker

[redacted]

<image001.jpg>
<image002.jpg>
<image003.jpg>
<image004.jpg>

From: Wauwatosa Public Works <dpw@wauwatosa.net>
Date: June 20, 2025 at 8:41:01 AM CDT
To: Kayla Merker [redacted] Vauwatosa Public Works <dpw@wauwatosa.net>
Subject: RE: [Exte [redacted] nt Yard Waste Container – Damaged by Collection Crew

Kayla,

You can try tattorney@wauwatosa.net

Let me know if you have any questions.

Thank you,

Justin Ramsey
Department of Public Works
City of Wauwatosa
Office: (414) 471-8422
Jramsey@wauwatosa.net

Public Works | Ask the Waste Wizard | Submit a Service Request

From: Kayla Merke[redacted]
Sent: Friday, June 20, 2025 8:33 AM
To: Wauwatosa Public Works <dpw@wauwatosa.net>
Subject: Re: [External] Request for Replacement Yard Waste Container -- Damaged by Collection Crew

Do you have an email address for the attorney because they don't respond to voicemails.
Sent from my iPhone

On Jun 20, 2025, at 8:31 AM, Kayla Merker[redacted] wrote:

On Fri, Jun 20, 2025 at 8:12 AM Wauwatosa Public Works <dpw@wauwatosa.net> wrote:
Kayla,

Unfortunately, the Department of Public Works cannot help you with questions about your claim for damages against the city. The City Attorneys Office is the only place that can update you about your claim.

The Forestry Department has a list of all the branches and trees currently down in the city, as calls come in we add them to that list and it is triaged according to severity. Your branch is currently on the list so they will get to it as soon as possible.

Let me know if you have any questions.

Thank you,

Justin Ramsey
Department of Public Works
City of Wauwatosa
Office: (414) 471-8422
Jramsey@wauwatosa.net

Public Works | Ask the Waste Wizard | Submit a Service Request

From: Kayla Merke [redacted]
Sent: Friday, June 20, 2025 6:50 AM
To: Wauwatosa Public Works <dpw@wauwatosa.net>
Cc: Wauwatosa Public Works <dpw@wauwatosa.net>
Subject: Re: [External] Request for Replacement Yard Waste Container – Damaged by Collection Crew

Good Morning!
I'm hoping you can assist. I've the number below and left 3 messages with the attorney office and yet no reply.

I also called earlier in the week and reported a large branch down and no one has come to remove.

We had a few sidewalks replaced and our sprinkler system was badly damaged. The workers who did it told me they messed up and I need to report. I understand the city isn't responsible however this badly damaged was careless especially since the sprinklers were marked. As you can see by the invoice it was extensive damage. Who do I discuss this? Attached are invoices and images. I'm sure the branch that fell was due to the sidewalks because it happened to my other neighbors.

<image001.jpg>
<image002.jpg>
<image003.jpg>
<image004.jpg>
<image005.jpg>
<image006.jpg>
Sent from my iPhone

On Jun 13, 2025, at 8:26 AM, Wauwatosa Public Works <dpw@wauwatosa.net> wrote:

Good Morning Kayla,

Thank you for the response. The next step would be contacting the attorney's office to file a claim. Please call: 414-479-8905.

Please let us know if we can assist further.

Lara Perrone
Department of Public Works – Office Assistant
City of Wauwatosa
Office: (414) 471-8422

Public Works / *Ask the Waste Wizard* / *Submit a Service Request*

From: Kayla Merker [redacted]
Sent: Friday, June 13, 2025 7:00 AM
To: Wauwatosa Public Works <dpw@wauwatosa.net>
Cc: Wauwatosa Public Works <dpw@wauwatosa.net>
Subject: Re: [External] Request for Replacement Yard Waste Container – Damaged by Collection Crew

I apologize for not getting back to you sooner, I was waiting on my neighbor and then it was the craziness of the last day of school.

My neighbors camera didn't capture any footage, probably too far away. How can we proceed with replacing the yard waste container?
Kayla
Sent from my iPhone

On Jun 11, 2025, at 10:29 AM, Kayla Merker [redacted] wrote:

It will be awhile as our neighbor is now at a graduation.
Sent from my iPhone

On Jun 11, 2025, at 10:22 AM, Wauwatosa Public Works <dpw@wauwatosa.net> wrote:

Good Morning Kayla,

Thank you for sending this information. I will be contacting the yard waste crews supervisor to review further. Are you able to send the ring doorbell footage?

Lara Perrone
Department of Public Works – Office Assistant
City of Wauwatosa
Office: (414) 471-8422

Public Works / *Ask the Waste Wizard* / *Submit a Service Request*

From: Kayla Merke [redacted]
Sent: Wednesday, June 11, 2025 10:13 AM
To: Wauwatosa Public Works <dpw@wauwatosa.net>

Cc:Chris Merke[redacted]
Subject:[External] Request for Replacement Yard Waste Container – Damaged by Collection Crew

Dear Wauwatosa Sanitation Department/City Services,

I'm writing to report damage c[redacted]container during recent pickup at my residence,[redacted]The container's wheel was broken off and misaligned, and the lid was found thrown into my neighbor's driveway. My neighbors captured this on their Ring camera, which shows the sanitation worker throwing the lid.

This container was purchased approximately two years ago for around $65 from the hardware store at 68th and Wauwatosa Avenue. The damage is unacceptable, and I am requesting a replacement container due to the mishandling by the city's collection crew.

Photos of the damage are attached. Please let me know the next steps for replacement.

Thank you,

Kayla Merker

414.399.3319

<image001.jpg>
<image002.jpg>
<image003.jpg>
<image004.jpg>

<Chris and Kayla Merker - sprinkler system.pdf>
<Attachment to letter - Merker.pdf>

<Merker response August 28 2025.pdf>

<Notice of Circumstances of Claim Form June 2017.docx>

-
- **Exhibit D:** Water bill estimate

  We are estimating a 10% overage on the water bill from the damage to our sprinkler system, based on a annual consumption comparison in the attached water bill. Total claim: $76.16

WAUWATOSA WATER UTILITY
7725 W North Avenue
Wauwatosa, WI 53213-1720
Phone (414) 479-8983
E-mail water@wauwatosa.net

HOURS
Monday - Friday
8:00 a.m. - 4:30 p.m.
www.wauwatosa.net

UTILITY BILL

Customer Copy
Keep this portion for your records

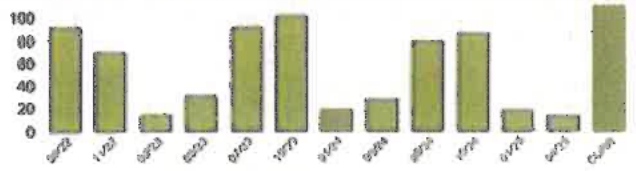
CUSTOMER NAME	ACCOUNT # CUSTOMER #	SERVICE LOCATION
CHRIS & KAYLA MERKER	103274 - 18291	[redacted]

BILL NUMBER	BILL DATE	PARCEL ID	ACCOUNT TYPE	DUE DATE
117359	08/01/2025	3346910000	RESIDENTIAL	09/20/2025

DESCRIPTION	METER NUMBER	READ CODE	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	UOM	CHARGE AMOUNT
WATER USAGE VOLUME -Q	48075887	A	04/28/2025	07/31/2025	1367	1477	110	CCF	$371.00
MO-1 SMALL METER Q			04/28/2025	07/31/2025			1		$20.00
FD-1 PUBLIC FIRE SMALL Q			04/28/2025	07/31/2025			1		$15.00
								Water Subtotals	$806.00
RES LOCAL SEWER USAGE	48075887		04/28/2025	07/31/2025			18	CCF	$59.61
MMSD RESID SEWER USE	48075887		04/28/2025	07/31/2025			10	CCF	$42.21
MMSD CONNECTION-RESID Q			04/28/2025	07/31/2025			1		$16.23
								Sewer Subtotals	$118.05
STORM WATER Q			04/28/2025	07/31/2025			1.0	ERU	$33.04
								Stormwater Subtotals	$33.04

To convert usage in hundreds of cubic feet (ccf) to gallons multiply the usage by 748
Payments must be received in the office of the City Treasurer on or before the due date

CONSUMPTION HISTORY



READ CODE
A = Actual
E = Estimate
F = Final
W = Water

Previous Balance	$356.53
Less Payments Received	$356.53
Total Current Billing	$759.00
Adjustments	$0.00
Penalties	$2.58
Total Amount Due	**$761.58**

SELF-SERVICE PORTAL WWW.WAUWATOSA.NET/WATERBILL
FREE WATER MONITORING HTTPS://E-MONITOR.COM/SIGNUP

If Paying By Check, Make Check Payable To: City of Wauwatosa

Promptly Send Payment by web, mail or in person

Mail: City of Wauwatosa-Water
P.O Box 88445
Milwaukee WI 53288-8445
By web: wauwatosa.net/waterbill
In person: secure pay depository/at City Hall

HOURS
Monday - Friday
8:00 a.m. - 4:30 p.m.

REMIT PORTION

Payments must be received in the office of the City Treasurer on or before the due date. A late charge of 1% per month will be added to any past due amount as of the 21st of the month.

SERVICE LOCATION	BILL NUMBER	ACCOUNT #	CUSTOMER #	DUE DATE	AFTER DUE DATE	TOTAL DUE
9328 RIDGE BLVD	117359	103274	18291	09/20/2025	$769.19	$761.58

[redacted]

0000604202550033705700000076158 5

SCA Health
THE FUTURE OF SPECIALTY CARE

October 13, 2025

City Of Wauwatosa
Attn: Law Department
7725 W. North Avenue
Wauwatosa, WI 53213

Re: Damage Caused by City of Wauwatosa

To Whom It May Concern:

My name is Laura Schick, and I serve as the Chief Executive Officer of the Wauwatosa Surgery Center located at 10900 W Potter Road, Wauwatosa, Wisconsin 53226 (the "**Center**"). I am writing to you to insist on prompt resolution of damage caused by the City of Wauwatosa (the "**City**") to the Center during a nearby construction project undertaken by the City that was recently completed.

Specifically, upgrading the storm sewers and water main, repaving 109th Street, causing rocks, gravel, sand and other debris to accumulate in the water pipes. The water pipes required flushing to remove the debris; while flushing they filled a 5-gallon bucket 2/3 full of rocks. Rocks were found stuck between the check valves holding them open. One toilet needed a flush valve rebuild while 8 toilets needed a flush valve replacement due to the debris in the pipes. I have attached several pictures showing all the gravel and other debris that the City somehow forced into the Center's plumbing system.

As all of this damage was directly caused by the City, the Center expects the City will fully reimburse the Center for all costs incurred to repair the damage, which totals $8,685.18. Should you require additional detail or supporting documentation before remitting payment, please let us know, and I will happily provide it to you.

The City must promptly reimburse the Center for the damage that occurred from the construction. To that end, if we do not see meaningful progress toward resolution within 30 days of this letter, and total resolution by November 30, 2025, we plan to pursue all available legal options for getting this resolved up to and including litigation.

We reserve all rights we have under law and equity. Please feel free to contact me with any questions. I look forward to your response by October 30, 2025 and the prompt resolution of these problems at that time or shortly thereafter.

Sincerely,

Laura Schick
Facility CEO
Wauwatosa Surgery Center
10900 W Potter Rd
Wauwatosa, WI 53226
Cell: 414-208-4447
Email: laura.schick@scasurgery.com

Cc:

File #: 25-1856 **Agenda Date:** 10/28/2025 **Agenda #:** 1.

Resolution approving a Conditional Use Permit for a health club in the General Commercial and Mayfair Corridor Overlay (C2/MAY) zone at 3203 N. Mayfair Road, Laura Lewallen, PB2 Architecture, applicant

WHEREAS Laura Lewallen, PB2 Architecture, applied for a Conditional Use Permit in the health club in the General Commercial and Mayfair Corridor Overlay (C2/MAY) zone at 3203 N. Mayfair Road, 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 Laura Lewallen, PB2 Architecture, subject to:

1. Hours of operation 24 hours daily.
2. Addressing Engineering comments as specified in the Engineering portion of the staff report.
3. Short- and long-term bike parking must be provided in compliance with WMC 24.11.080.
4. Providing detailed costs of any alterations and/or new construction, as well as income & expense as requested by the Assessor's office.
5. 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.
6. Obtaining other required licenses, permits, and approvals.

By: Plan Commission

Recommendation: Approve 5-0

File #: 25-1857 **Agenda Date:** 10/28/2025 **Agenda #:** 2.

Resolution approving a Conditional Use Permit in the Midtown Mixed Use (MID-MIX) District at 2289 Ludington Avenue to establish a wine bar, Tim Walsh, applicant

WHEREAS Tim Walsh applied for a Conditional Use Permit in the Midtown Mixed Use (MID-MIX) District at 2289 Ludington Avenue to establish a wine bar**,** 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 Tim Walsh subject to:

1. Hours of operation 10 AM to 12 AM daily.
2. Short- and long-term bike parking must be provided in compliance with WMC 24.11.080.
3. Address all comments from the Engineering Division as stated in the comments section of this report.
4. Per WMC 24.12.040.A.3, refuse/recycling containers must be screened from view of streets and all abutting lots with a solid wall or decorative (metal or wood) opaque fence at least 6 feet in height on all sides, with a secured or lockable gate extending to ground level. Refuse/recycling containers may not be located in front or street side setbacks. See 24.12.040.A.3 for additional requirements.
5. Providing detailed costs of any alterations and/or new construction, as well as income & expense as requested by the Assessor's office.
6. 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.
7. Obtaining other required licenses, permits, and approvals. This includes but is not limited to Design Review Board approval, plan review, site plan approval, building permits and DSPS plan approvals, and Final Occupancy inspection and approval.

By: Plan Commission

Recommendation: Approve 5-0

File #: 25-1978 **Agenda Date:** 10/28/2025 **Agenda #:** 3.

Resolution approving the East Tosa Business Improvement District

WHEREAS, property owners along North Avenue from 60th Street to Wauwatosa Avenue petitioned the City to create a Business Improvement District (BID) and adopt the initial operating plan and assessment policy as submitted to the City; and

WHEREAS, the City Plan Commission, in accordance with Section 66.1109 of Wisconsin State Statutes, designated a proposed Business Improvement District and recommended approval of the initial operating plan after conducting the necessary public hearing and providing proper public notice, including allowing a 30-day period in which affected property owners within the proposed BID were given the opportunity to petition against the formation of the BID; and

WHEREAS, less than 40% of the valuation of all property to be assessed within the proposed BID submitted petitions against the creation of the BID;

NOW THEREFORE BE IT RESOLVED, that the Common Council of the City of Wauwatosa hereby approves the establishment of the East Tosa Business Improvement District along North Avenue from 60th Street to Wauwatosa Avenue, and the Mayor is directed to appoint and the Common Council to approve the establishment of the East Tosa Business Improvement Board to conduct operations of the BID.

By: Plan Commission

Recommendation: Approve 7-0

File #: 25-2012 **Agenda Date:** 10/28/2025 **Agenda #:** 1.

Resolution supporting the City of Wauwatosa Municipal Safety Action Plan with a goal to achieve zero traffic -related deaths and serious injuries in Wauwatosa by 2037

WHEREAS, in 2025, the Milwaukee County Department of Transportation (DOT) and its municipal partners launched and completed Phase Three of the "Complete Communities Transportation Planning Project," the first ever Countywide safe streets planning initiative funded through two State and Federal grants; and,

WHEREAS, Phase Three of the Complete Communities Transportation Planning Project complements the countywide Comprehensive Safety Action Plan (CSAP) by supporting the 19 municipalities in Milwaukee County in developing Municipal Safety Action Plans; and,

WHEREAS, one of the eight required components of a United States Department of Transportation CSAP is "Leadership Commitment and Goal Setting" towards an eventual goal of zero roadway fatalities and serious injuries; and,

WHEREAS, Vision Zero is a strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, and equitable mobility for all; and,

WHEREAS, the Federal Highway Administration has established a Safe System approach to traffic safety, which is based on the principles that humans make mistakes, humans are vulnerable responsibility is shared, safety is proactive, and redundancy is crucial; and,

WHEREAS, the Wauwatosa Municipal Safety Action Plan incorporates a holistic set of strategies and actions rooted in the Safe System approach and aimed at reducing severe traffic crashes and improving safety for all road users; and,

WHEREAS, consistent and in unity with Milwaukee County's Vision Zero goal, the Wauwatosa Safety Action aims to reduce and eliminate traffic deaths and serious injuries by 2037; and;

NOW, THEREFORE, IT IS RESOLVED, that the City of Wauwatosa Common Council adopts a goal of eliminating traffic deaths and serious injuries by 2037 and approves the Wauwatosa Municipal Safety Action Plan as a roadmap to achieving its goal.

By: Transportation Affairs Committee

Recommendation: Approve 5-0

File #: 25-2013 **Agenda Date:** 10/28/2025 **Agenda #:** 2.

Resolution authorizing staff to complete a 2026-2030 Transportation Alternatives Program (TAP) grant application for the preparation of a Wauwatosa Active Transportation Plan to replace the 2014 Bicycle & Pedestrian Facilities Plan

WHEREAS, the City of Wauwatosa supports the application submitted to the Wisconsin Department of Transportation (WisDOT) for the 2026-2030 Transportation Alternatives Program (TAP) award cycle. The purpose of the application is to seek federal grant funding to prepare a Wauwatosa Active Transportation Plan; and

WHEREAS, the City of Wauwatosa recognizes that WisDOT reimburses project sponsors for the federal share of 80% of the approved TAP project costs, up to the limit of the federal award amount. In light of the minimum twenty percent (20%) match requirement, the City of Wauwatosa will work toward securing the matching funds; and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa that if the City of Wauwatosa is awarded funding by WisDOT for the 2026-2030 TAP award cycle, appropriate city officials are hereby authorized to accept the award administered by WisDOT for the above- referenced project, provided that sufficient matching funds are available.

BE IT FURTHER RESOLVED that the City of Wauwatosa agrees to comply with all applicable laws, requirements, and regulations as outlined in the WisDOT 2026-2030 TAP application materials, the state-municipal agreement between WisDOT and the City of Wauwatosa, and any other program and/or project documentation.

By: Transportation Affairs Committee

Recommendation: Approve 5-0

WAUWATOSA COMMON COUNCIL

CITY OF WAUWATOSA

PROCLAMATION

Recognizing the Extraordinary Response of City of Wauwatosa Employees To the August 2025 Storm and Flood

On Saturday, August 9, and Sunday, August 10, 2025, Wauwatosa experienced a "1,000-year flood" during a storm that brought 8-14 inches of rain to our community and caused the Menomonee River to rise to 14 feet and overflow its banks.

The raging river devastated the Little Red Store and hundreds of Wauwatosa homes and businesses. Flooding in Hart Park severely damaged the stadium, playground, softball field, and Muellner Building and displaced multiple athletic teams, the Wauwatosa Senior Center, and the Wauwatosa Curling Club. Property owners in Wauwatosa suffered millions of dollars in damages.

During the storm, the Wauwatosa Fire Department responded to 123 service calls and rescued more than 70 people and numerous pets. The Wauwatosa Police Department received more than 350 calls for service, managed snarled traffic, and patrolled and monitored the affected homes along Menomonee River Parkway. Our first responders ensured that the city did not experience any serious injuries or fatalities.

During the storm, Department of Public Works employees filled a sinkhole and worked with other first responders to secure and protect City property. Following the storm, they collected over 1,000 tons of debris on more than 1,900 service trips. City Hall employees worked all weekend, and beyond, to coordinate the overall response and to provide emergency information to residents.

NOW, THEREFORE, LET IT BE KNOWN that the Mayor and Common Council of the City of Wauwatosa commend these extraordinary efforts and express their gratitude and the gratitude of the entire Wauwatosa community to the employees of the City of Wauwatosa.

Dated this 28th day of October, 2025.

Dennis McBride, Mayor

James Moldenhauer, District 1	Andrew Meindl, District 1
Margaret Arney, District 2	Brad Foley, District 2
Joseph Makhlouf II, District 3	Robin Brannin, District 3
Ernst Franzen, District 4	David Lewis, District 4
Sean Lowe, District 5	Rob Gustafson, District 5
Joseph Phillips, District 6	Aletha Champine, District 6
Mike Morgan, District 7	Amanda Fuerst, District 7
Jason Wilke, District 8	Melissa Dolan, District 8

WAUWATOSA COMMON COUNCIL

CITY OF WAUWATOSA

PROCLAMATION

Recognizing Amanda Saso for Her Protection of The Little Red Store in the August 2025 Storm and Flood

The "Little Red Store," located at 7720 Harwood Avenue, is one of Wauwatosa's most beloved buildings. Built in 1854, it is an official City of Wauwatosa landmark and the city's oldest commercial structure.

The Little Red Store is owned by the City of Wauwatosa and leased and managed by the Wauwatosa Historical Society for the benefit of the entire Wauwatosa community.

On Saturday, August 9, and Sunday, August 10, 2025, Wauwatosa experienced a "1,000-year flood" during a storm that brought 8-14 inches of rain to our community and caused the Menomonee River to rise to 14 feet and overflow its banks.

At 3:00 a.m. on Sunday morning, Amanda Saso, the Executive Director of the Wauwatosa Historical Society, began monitoring security cameras and watched as water continued to rise around the store. At 7:00 a.m., she contacted and retained a trusted water and disaster mitigation company. At 4:00 p.m., after floodwaters began to recede, she was able to enter the building with the help of the Wauwatosa Police Department. The basement was completely flooded and water had reached the landing on the first floor. At its peak, more than nine feet of water had filled the basement. Water had also entered through the back door, making its way down the hall and into the kitchen. By 5:00 p.m., a mitigation crew was on site. Submersible pumps began removing water, and volunteers began removing sludge from floors and walls.

Nothing irreplaceable was damaged, but all of the items stored in the basement were destroyed. The City's Department of Public Works completed removed and disposed of the ruined items. Some damage occurred to the wood floor on the first level, the front porch stairs and back ramp sustained structural damage, and the gardens were devastated. Nevertheless, because of Ms. Saso's courage and foresight, the Little Red Store was saved from destruction.

NOW, THEREFORE, LET IT BE KNOWN that the Mayor and Common Council of the City of Wauwatosa commend these extraordinary efforts and express their gratitude and the gratitude of all Wauwatosans to Amanda Saso for her courage and extraordinary efforts on behalf of our community.

Dated this 28th day of October, 2025.

Dennis McBride, Mayor

James Moldenhauer, District 1	Andrew Meindl, District 1
Margaret Arney, District 2	Brad Foley, District 2
Joseph Makhlouf II, District 3	Robin Brannin, District 3
Ernst Franzen, District 4	David Lewis, District 4
Sean Lowe, District 5	Rob Gustafson, District 5
Joseph Phillips, District 6	Aletha Champine, District 6
Mike Morgan, District 7	Amanda Fuerst, District 7
Jason Wilke, District 8	Melissa Dolan, District 8

File #: 25-2025 **Agenda Date:** 10/28/2025 **Agenda #:** 3.

Resolution approving application for a new Class "B" Beer and Reserve "Class B" Liquor license by Nordstrom, Inc., d/b/a Nordstrom Marketplace Café, 2424 N. Mayfair Road, Veronica Jenquine - Agent, for the period ending June 30, 2026

WHEREAS, Nordstrom, Inc., located at 2424 N. Mayfair Road, Wauwatosa, WI, has applied for a new Retail Class "B" Beer and Reserve "Class B" Liquor license; and

WHEREAS, the applicant meets the qualifications pursuant to WI. Stat. Sec. §125.04(5); and

WHEREAS, the Government Affairs Committee reviewed the request and recommends approval.

NOW, THEREFORE, BE IT RESOLVED THAT a new Retail Class "B" Beer and Reserve "Class B" Liquor license be granted to Nordstrom, Inc., d/b/a Nordstrom Marketplace Cafe, Veronica Jenquine - Agent, located at 2424 N. Mayfair Road, for the period ending June 30, 2026.

By: Government Affairs Committee

Recommendation: Approve 6-0

File #: 25-2028 **Agenda Date:** 10/28/2025 **Agenda #:** 4.

Resolution establishing polling place sites for the City of Wauwatosa beginning with the 2026 Spring Election cycle

BE IT RESOLVED, by the Common Council of the City of Wauwatosa THAT the following polling sites are hereby established for the City of Wauwatosa beginning with the 2026 Spring Election cycle:

Ward 1: City Hall Lower Civic Center, 7725 W. North Avenue
Ward 2A: City Hall Lower Civic Center, 7725 W. North Avenue
Ward 2B: City Hall Lower Civic Center, 7725 W. North Avenue
Ward 3: City Hall Lower Civic Center, 7725 W. North Avenue
Ward 4A: St. Matthews Evangelical Lutheran Church, 1615 N. Wauwatosa Avenue
Ward 4B: St. Matthews Evangelical Lutheran Church, 1615 N. Wauwatosa Avenue
Ward 5: Hoyt Park Grand Hall, 1800 N. Swan Boulevard
Ward 6A: Hoyt Park Grand Hall, 1800 N. Swan Boulevard
Ward 6B: St. Matthews Evangelical Lutheran Church, 1615 N. Wauwatosa Avenue
Ward 7A: St. Camillus - Independent Living West Residence, 10200 W. Blue Mound Road
Ward 7B: St. Camillus - Independent Living West Residence, 10200 W. Blue Mound Road
Ward 8A: St. Camillus - Independent Living West Residence, 10200 W. Blue Mound Road
Ward 8B: St. Camillus - Independent Living West Residence, 10200 W. Blue Mound Road
Ward 9: St. Camillus - Independent Living West Residence, 10200 W. Blue Mound Road
Ward 10: Honey Creek Church, 8200 W. Blue Mound Road
Ward 11: Honey Creek Church, 8200 W. Blue Mound Road
Ward 12A: Honey Creek Church, 8200 W. Blue Mound Road
Ward 12B: Honey Creek Church, 8200 W. Blue Mound Road
Ward 13: Wauwatosa Library - Firefly Room, 7635 W. North Avenue
Ward 14: Wauwatosa Library - Firefly Room, 7635 W. North Avenue
Ward 15: Wauwatosa Library - Firefly Room, 7635 W. North Avenue
Ward 16: Mt. Mary University - Bergstrom Hall, 2927 N. 92nd Street
Ward 17: Mt. Mary University - Bergstrom Hall, 2927 N. 92nd Street
Ward 18: Mt. Mary University - Bergstrom Hall, 2927 N. 92nd Street
Ward 19: Mt. Zion Lutheran Church - Fellowship Hall, 12012 W. North Avenue
Ward 20: Mt. Zion Lutheran Church - Fellowship Hall, 12012 W. North Avenue
Ward 21: Mt. Zion Lutheran Church - Fellowship Hall, 12012 W. North Avenue
Ward 22: Currie Park Golf Course Clubhouse, 3535 N. Mayfair Road
Ward 23: Currie Park Golf Course Clubhouse, 3535 N. Mayfair Road
Ward 24A: Currie Park Golf Course Clubhouse, 3535 N. Mayfair Road
Ward 24B: Currie Park Golf Course Clubhouse, 3535 N. Mayfair Road

BE IT FINALLY RESOLVED THAT this resolution shall be in effect until superseded by subsequent action of the Common Council.

By: Government Affairs Committee

Recommendation: Approve 6-0

File #: 25-2030 **Agenda Date:** 10/28/2025 **Agenda #:** 6.

Resolution authorizing City staff to pursue and implement a new Wauwatosa design element

WHEREAS, Alderperson Arney is proposing an addition of a new design element to the City of Wauwatosa's identity while preserving the legacy of the shield;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa that proper city officials are allow to pursue an addition of a new visual design element to the City's identity.

By: Government Affairs Committee

Recommendation: Approve 5-1

File #: 25-1934 **Agenda Date:** 10/28/2025 **Agenda #:** 1.

Resolution authorizing the Fire Department to purchase fire fleet vehicles in advance of approval of the 2026 capital improvement budget

WHEREAS, the city is looking to purchase fire fleet vehicles in advance of the 2026 capital improvement budget to avoid long vendor delivery delays, vehicle manufacturer shortages, and additional price increases due to ongoing supply chain issues; and

WHEREAS, the Fire Department purchases fleet vehicles using the State bid process, numerous contracts, and sole-source purchases from local vendors;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa that the Fire Department be approved to purchase one replacement staff vehicle and one utility replacement vehicle, in alignment with the current city fleet processes, in advance of the approval of the 2026 capital improvement budget.

By: Financial Affairs Committee

Recommendation: Approve 6-0

File #: 25-1935 **Agenda Date:** 10/28/2025 **Agenda #:** 2.

Resolution waiving the competitive bid process for the purchase of a replacement self-contained breathing apparatus (SCBA) compressor

WHEREAS, the Fire Department is requesting approval to waive the competitive bid process for purchasing a replacement self-contained breathing apparatus (SCBA) compressor;

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Wauwatosa THAT, for the reasons provided at the meeting of the Financial Affairs Committee on October 14, 2025, permission be and the same is hereby granted to waive the competitive bidding process and to authorize the purchase of a replacement SCBA compressor at approximately $50,000.00.

By: Financial Affairs Committee

Recommendation: Approve 6-0

File #: 25-2031 **Agenda Date:** 10/28/2025 **Agenda #:** 3.

Resolution approving contract with the Cities and Villages Mutual Insurance Company (CVMIC) for third-party administration of worker's compensation services

WHEREAS, the City began a process to review worker's compensation service in July of 2025 as the current contract is set to expire on December 31, 2025;

WHEREAS, an Request for Proposal (RFP) was submitted and the city received four responses and determined that CVMIC is the best suited for the needs of the city;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa that the proper city officials be authorized to enter into a contract with CVMIC for third-party administration of worker's compensation claims.

By: Financial Affairs Committee

Recommendation: Approve 7-0

File #: 25-2032 **Agenda Date:** 10/28/2025 **Agenda #:** 4.

Resolution approving Amendment Number 1 of the State Municipal Agreement with the Wisconsin Department of Transportation for the North Avenue reconstruction project between 95th Street and Wauwatosa Avenue (CIP Project #1127)

WHEREAS, under R-23-27, the Common Council approved a State Municipal Agreement (SMA) with the Wisconsin Department of Transportation (DOT), for the reconstruction of North Avenue from 95th Street to 73rd Street;

WHEREAS, at the time of the Common Council approval, the DOT had only awarded partial funding and the remainder of funding needed fin the next Surface Transportation Program (STP) cycle and since then, the city applied for funding and it was approved;

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Wauwatosa that the proper city officials be authorized to enter into the State Municipal Agreement that was more thoroughly outlined in the October 21Financial Affairs Committee Meeting.

By: Financial Affairs Committee

Recommendation: Approve 7-0

File #: 25-2033 **Agenda Date:** 10/28/2025 **Agenda #:** 5.

Resolution approving State Municipal Agreements with the Wisconsin Department of Transportation for street lighting conversion under the carbon reduction program (CIP Project #2403)

NOW, THEREOFRE, BE IT RESOLVED that the appropriate City officials are hereby authorized to execute a State/Municipal Agreement with the Wisconsin Department of Transportation for the street lighting conversion under the carbon reduction program (CIP Project #2403).

By: Financial Affairs Committee

Recommendation: Approve 7-0

COMPTROLLER'S OFFICE BILLS & CLAIMS REPORT

Common Council Meeting: October 28, 2025

Payments to be approved: Date range October 1 through October 28, 2025

Electronic payments are included in the supporting documentation.

Department	Description	Short Description
000	UNASSIGNED	UNASSIGN
110	MAYOR	MAYOR
111	COMMON COUNCIL	COUNCIL
113	YOUTH COMMISSION	YOUTH
114	HISTORIC PRESERVATION COMM	HISTORIC
115	SENIOR COMMISSION	SENIOR
120	MUNICIPAL COURT	COURT
130	CITY ATTORNEY	ATTORNEY
131	LITIGATION RESERVE	LITIGATION
140	CITY ADMINISTRATION	ADMIN
141	CITY CLERK	CLERK
142	ELECTIONS	ELECTIONS
143	HUMAN RESOURCES	HR
144	INFORMATION TECHNOLOGY	IT
150	CITY ASSESSOR	ASSESSOR
151	FINANCE	FINANCE
152	DEBT	DEBT
153	SPECIAL ASSESSMENTS	SP ASSESS
154	REMISSION OF TAXES	REMISSION
190	INSURANCE ADMINISTRATION	INSURANCE
191	MKE ANIMAL CONTROL COMM	MADACC
210	POLICE	POLICE
212	POLICE RESERVES	POLICE RES
220	FIRE	FIRE
230	CROSSING GUARDS	CROSSING
310	PUBLIC WORKS OPS	PW OPS
315	ROADWAY MAINTENANCE	ROADS
320	TRAFFIC CONTROL	TRAFFIC
325	ELECTRICAL SERVICES	ELECTRICAL
330	SOLID WASTE	WASTE
335	FLEET	FLEET
340	FORESTRY	FORESTRY
345	PARKS	PARKS
350	POLICE STATION	POL STN
355	MUNICIPAL COMPLEX	MUNI COMP
360	PUBLIC WORKS BUILDING	PW BLDG
399	UNKNOWN PWDEPT - WRKFLW ONLY	NO DEPT WF
410	HEALTH	HEALTH
510	LIBRARY	LIBRARY
515	TOURISM	TOURISM
520	CIVIC CELEBRATION	CELEBRATE
610	PLANNING AND ZONING	PLANNING
615	ECONOMIC DEVELOPMENT	DEVELOPMT
620	BUILDING REG AND CODE ENF	BLDG REG
625	ENGINEERING	ENGINEER
630	COMM DEV BLOCK GRANT	CDBG

635	BIKE PED COMMITTEE	BIKE PED
705	TAX INCREMENT DISTRICT 5	TIF 5
706	TAX INCREMENT DISTRICT 6	TIF 6
707	TAX INCREMENT DISTRICT 7	TIF 7
708	TAX INCREMENT DISCRICT 8	TIF 8
709	TAX INCREMENT DISCTICT 9	TIF 9
710	TAX INCREMENT DISTRICT 10	TIF 10
711	TAX INCREMENT DISTRICT 11	TIF 11
712	TAX INCREMENT DISTRICT 12	TIF 12
713	TAX INCREMENT DISTRICT 13	TIF 13
810	WATER	WATER
811	WATER SOURCE OF SUPPLY	PUMPING
812	WATER PUMPING	TRANDIST
813	WATER TREATMENT	ADMIN
814	WATER TRANSMISSION & DISTRIB	SRCE SPPLY
815	WATER CUSTOMER ACCOUNTS	TREATMNT
816	WATER ADMIN & GENERAL	CUSTACCT
830	SANITARY SEWER	SANITARY
840	STORM SEWER	STORM
901	UNDISTRIBUTED PAYROLL	UNDISPAY
902	NONDEPARTMENTAL	NONDEPT
941	HART PARK SENIOR	SENIOR
942	FIREMENS ENDOWMENT	FIREENDOW
943	CEMETERY CARE	CEMCARE
944	BACHMAN FLAG	FLAG
945	LICENSE PLATE READER	ALPR
946	LAND CONSERVATION	LANDCON
947	LIBRARY TRUST	LIB TRUST
999	UNKNOWN DEPT - WORKFLOW ONLY	NO DEPT WF

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
27650	10/15/2025	Cleared	10/15/2025	$62,667.67	STATE WH 091825	Direct Disbursement	312	WISCONSIN DEPT OF REVENUE	STATE WITHOLDING 091825	10 - 2309	STATE WITHHOLDING TAXES	9/18/2025	$62,667.67
27756	10/14/2025	Cleared	10/14/2025	$3,729.41	5636891710	Direct Disbursement	314	WE ENERGIES	Pump Stations 0701874535-00001	50812623 - 6302	ELECTRICITY	9/24/2025	$3,729.41
27757	10/15/2025	Cleared	10/15/2025	$899.61	5640827996	Direct Disbursement	314	WE ENERGIES	City hall 0700680384-00002	50811603 - 6302	ELECTRICITY	9/24/2025	$28.22
										50812624 - 6302	ELECTRICITY	9/24/2025	$47.21
										50814661 - 6302	ELECTRICITY	9/24/2025	$203.64
										50814662 - 6302	ELECTRICITY	9/24/2025	$199.37
										50814672 - 6302	ELECTRICITY	9/24/2025	$65.05
										50815902 - 6302	ELECTRICITY	9/24/2025	$160.68
										51830000 - 6302	ELECTRICITY	9/24/2025	$184.70
										52840000 - 6302	ELECTRICITY	9/24/2025	$10.74
											Line Item Total		**$899.61**
27806	10/1/2025	Cleared	10/1/2025	$92,042.56	UH 10/1/25	Direct Disbursement	933	UNITED HEALTHCARE	HEALTH CLAIMS	16190000 - 6403	CLAIMS	10/1/2025	$92,042.56
27807	10/1/2025	Cleared	10/1/2025	$3,572.89	UH FLEX 10/1/25	Direct Disbursement	933	UNITED HEALTHCARE	FLEXIBLE SPENDING	10 - 2316	FLEXIBLE SPENDING	10/1/2025	$3,572.89
27809	10/3/2025	Cleared	10/3/2025	$2,920.00	77610	Direct Disbursement	299	WAUWATOSA POLICEMENS NSU BARG	Payroll Run 1 - Warrant 2520B1	10 - 2314	UNION DUES - WPOA	10/2/2025	$2,920.00
27810	10/1/2025	Cleared	10/1/2025	$71,359.38	DEP OCT 2025	Direct Disbursement	1302	DEPOSITORY TRUST COMPANY	DEPOSITORY TRUST OCTOBER 2025	11152000 - 6405	DEBT SERVICE INTEREST	10/1/2025	$71,359.38
27811	10/2/2025	Cleared	10/9/2025	$695.00	54801425	Invoice	2236	1-800-RADIATOR & AC	T-111 OS-RAD	20335000 - 6009	REPAIR PARTS	9/24/2025	$695.00
27812	10/2/2025	Cleared	10/7/2025	$496.99	10999	Invoice	1012	AIR PLUS LLC	STOCK LED LIGHTS	20 - 1501	GENERAL INVENTORY	9/24/2025	$496.99
27813	10/2/2025	Cleared	10/7/2025	$330.00	441852-0001	Invoice	2315	AIRWORX CONSTRUCTION EQUIPMENT & SUPPLY LLC	ANNUAL SCISSOR LIFT INSPECTION	20335000 - 6206	EQUIPMENT REPAIRS	9/24/2025	$330.00

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
27814	10/2/2025	Cleared	10/6/2025	$15,345.98	103502	Invoice	766	ALL CITY MANAGEMENT SERVICES INC	Crossing Guard Services 2025	10230000 - 6202	GENERAL SERVICES	9/30/2025	$15,345.98
27815	10/2/2025	Cleared	10/9/2025	$50.00	77615	Invoice	2426	ALVERNO COLLEGE	Payroll Run 1 - Warrant 2520B1	10 - 2312	WAGE GARNISHMENTS	10/2/2025	$50.00
27816	10/2/2025	Cleared	10/10/2025	$125,000.00	Carmelite 1214 Kavan	Invoice	2487	BERGHAMMER CONSTRUCTION CORP	Carmelite GY2024 V7072035	13630306 - 6603	GRANT EXPENDITURE	10/2/2025	$125,000.00
27817	10/2/2025	Cleared	10/10/2025	$26,588.13	154428	Invoice	694	BLUE RIBBON ORGANICS	2025 Yard Waste Management Ser	10330303 - 6202	GENERAL SERVICES	9/19/2025	$25,864.33
										10340000 - 6202	GENERAL SERVICES	9/19/2025	$723.80
											Line Item Total		**$26,588.13**
27818	10/2/2025	Cleared	10/6/2025	$22,357.77	86844	Invoice	2199	BOELTER & LINCOLN MARKETING COMMUNICATIONS	Blanket order for Boelter & Li	32515000 - 6207	MARKETING SERVICES	10/1/2025	$7,225.00
					86845	Invoice	2199	BOELTER & LINCOLN MARKETING COMMUNICATIONS	Blanket order for Boelter & Li	32515000 - 6207	MARKETING SERVICES	10/1/2025	$1,691.45
					86846	Invoice	2199	BOELTER & LINCOLN MARKETING COMMUNICATIONS	Blanket order for Boelter & Li	32515000 - 6207	MARKETING SERVICES	10/1/2025	$4,992.50
					86847	Invoice	2199	BOELTER & LINCOLN MARKETING COMMUNICATIONS	Blanket order for Boelter & Li	32515000 - 6207	MARKETING SERVICES	10/1/2025	$866.25
					86848	Invoice	2199	BOELTER & LINCOLN MARKETING COMMUNICATIONS	Blanket order for Boelter & Li	32515000 - 6207	MARKETING SERVICES	10/1/2025	$2,502.57
					86849	Invoice	2199	BOELTER & LINCOLN MARKETING COMMUNICATIONS	Blanket order for Boelter & Li	32515000 - 6207	MARKETING SERVICES	10/1/2025	$976.25
					86850	Invoice	2199	BOELTER & LINCOLN MARKETING COMMUNICATIONS	Blanket order for Boelter & Li	32515000 - 6207	MARKETING SERVICES	10/1/2025	$855.00
					86851	Invoice	2199	BOELTER & LINCOLN MARKETING COMMUNICATIONS	Blanket order for Boelter & Li	32515000 - 6207	MARKETING SERVICES	10/1/2025	$826.25

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
27818	10/2/2025	Cleared	10/6/2025	$22,357.77	86852	Invoice	2199	BOELTER & LINCOLN MARKETING COMMUNICATIONS	Blanket order for Boelter & Li	32515000 - 6207	MARKETING SERVICES	10/1/2025	$485.00
					86853	Invoice	2199	BOELTER & LINCOLN MARKETING COMMUNICATIONS	Blanket order for Boelter & Li	32515000 - 6207	MARKETING SERVICES	10/1/2025	$1,937.50
											Line Item Total		**$22,357.77**
27819	10/2/2025	Cleared	10/6/2025	$256.68	M87808	Invoice	48	BROOKS TRACTOR INC	S-119A VBELT	20335000 - 6009	REPAIR PARTS	9/10/2025	$58.14
					M87820	Credit Memo	48	BROOKS TRACTOR INC	S-119A VBELT	20335000 - 6009	REPAIR PARTS	9/10/2025	-$58.14
					M87856	Invoice	48	BROOKS TRACTOR INC	S-119A VBELT	20335000 - 6009	REPAIR PARTS	9/24/2025	$119.95
					M87857	Invoice	48	BROOKS TRACTOR INC	S-119A VBELT	20335000 - 6009	REPAIR PARTS	9/24/2025	$136.73
											Line Item Total		**$256.68**
27820	10/2/2025	Cleared	10/6/2025	$51.73	999101414333	Invoice	1010	CENGAGE LEARNING INC	Book Alp*	35510103 - 6006	BOOKS AND PERIODICALS	9/29/2025	$51.73
27821	10/2/2025	Cleared	10/7/2025	$1,402.45	613490	Invoice	384	COREY OIL LTD	108 GAL WINDSHIELD WASH	20335000 - 6008	OTHER SUPPLIES	9/24/2025	$257.60
					614049	Invoice	384	COREY OIL LTD	108 GAL WINDSHIELD WASH	20 - 1501	GENERAL INVENTORY	9/24/2025	$549.85
					615359	Invoice	384	COREY OIL LTD	108 GAL WINDSHIELD WASH	20 - 1501	GENERAL INVENTORY	9/24/2025	$595.00
											Line Item Total		**$1,402.45**
27822	10/2/2025	Cleared	10/9/2025	$429.06	77613	Invoice	1810	DOBBERSTEIN LAW FIRM LLC	Payroll Run 1 - Warrant 2520B1	10 - 2312	WAGE GARNISHMENTS	10/2/2025	$429.06
27823	10/2/2025	Cleared	10/8/2025	$178.79	467940	Invoice	785	E.H. WOLF & SONS	T-111 HOSE	20335000 - 6009	REPAIR PARTS	9/24/2025	$178.79
27824	10/2/2025	Cleared	10/7/2025	$1,094.85	EmpReim9/25 Itnyre	Invoice	1316	EMPLOYEES	Itnyre Reimburse - USSS Crypto	10210000 - 6603	GRANT EXPENDITURE	9/26/2025	$1,058.99
					UniAll09/25-Itnyre	Invoice	1316	EMPLOYEES	Itnyre Reimburse - USSS Crypto	10210000 - 5305	UNIFORM ALLOWANCE	9/29/2025	$35.86
											Line Item Total		**$1,094.85**

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
27825	10/2/2025	Cleared	10/6/2025	$260.40	2025SUBPREV CONF	Invoice	1316	EMPLOYEES	2025 SUBSTANCE PREVENTION	10410000 - 6002	PROFESSIONAL DEVELOPMENT	10/2/2025	$260.40
27826	10/2/2025	Cleared	10/20/2025	$189.00	UniAll09/25-Schmidt	Invoice	1316	EMPLOYEES	Schmidt Uni Allow - Work Boots	10210000 - 5305	UNIFORM ALLOWANCE	9/29/2025	$189.00
27827	10/2/2025	Cleared	10/6/2025	$19.00	25-133 Wood	Invoice	1316	EMPLOYEES	Wood Travel Reimburse - Human	10210000 - 6002	PROFESSIONAL DEVELOPMENT	9/29/2025	$9.50
										10210111 - 6002	PROFESSIONAL DEVELOPMENT	9/29/2025	$9.50
											Line Item Total		**$19.00**
27828	10/2/2025	Cleared	10/6/2025	$108.00	UniAll09/25-Olson	Invoice	1316	EMPLOYEES	Olson Uni Allow - Mag Pouch &	10210000 - 5305	UNIFORM ALLOWANCE	9/29/2025	$108.00
27829	10/2/2025	Outstanding		$75.00	25-097 Ptaszek	Invoice	1316	EMPLOYEES	Ptaszek Travel Reimburse - CIB	10210000 - 6002	PROFESSIONAL DEVELOPMENT	9/29/2025	$37.50
										10210111 - 6002	PROFESSIONAL DEVELOPMENT	9/29/2025	$37.50
											Line Item Total		**$75.00**
27830	10/2/2025	Cleared	10/7/2025	$422.21	UniAll09/25-Isaacson	Invoice	1316	EMPLOYEES	Isaacson Uni Allow - Heated Ve	10210000 - 5305	UNIFORM ALLOWANCE	9/29/2025	$422.21
27831	10/2/2025	Cleared	10/6/2025	$300.00	LDR3301 Rummel	Invoice	1316	EMPLOYEES	LDR3301 Tuition Reimbursement	10220000 - 6022	TUITION REIMBURSEMENT	9/26/2025	$300.00
27832	10/2/2025	Cleared	10/3/2025	$600.00	FIR4303 & FIR4308	Invoice	1316	EMPLOYEES	FIRe4303 & FIR4308 Tuition Rei	10220000 - 6022	TUITION REIMBURSEMENT	9/26/2025	$600.00
27833	10/2/2025	Cleared	10/6/2025	$259.97	UniAll09/25-MacGilli	Invoice	1316	EMPLOYEES	MacGillis - Kohls Suit, Shirt,	10210000 - 5305	UNIFORM ALLOWANCE	9/29/2025	$259.97
27834	10/2/2025	Outstanding		$103.60	MILES GLEESINGSEPT25	Invoice	1316	EMPLOYEES	mileage reimbursement B Gleesi	32515000 - 6002	PROFESSIONAL DEVELOPMENT	9/22/2025	$103.60
27835	10/2/2025	Cleared	10/15/2025	$7.00	ADDITIONAL CONF MOEN	Invoice	1316	EMPLOYEES	ADDITIONAL CONFERCE PER DEIM T	10610000 - 6002	PROFESSIONAL DEVELOPMENT	10/2/2025	$7.00

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
27836	10/2/2025	Cleared	10/7/2025	$233.00	CHILDSAFETYSUMMIT25	Invoice	1316	EMPLOYEES	CHILD SAFETY SUMMIT	10410000 - 6002	PROFESSIONAL DEVELOPMENT	10/2/2025	$233.00
27837	10/2/2025	Cleared	10/6/2025	$380.20	US AGING CONF	Invoice	1316	EMPLOYEES	US AGING CONF	10143431 - 6002	PROFESSIONAL DEVELOPMENT	10/2/2025	$380.20
27838	10/2/2025	Cleared	10/3/2025	$253.68	SUBSTANCE PREV-CONF	Invoice	1316	EMPLOYEES	2025 SUBSTANCE USE PREVENTION	10410000 - 6002	PROFESSIONAL DEVELOPMENT	10/2/2025	$253.68
27839	10/2/2025	Cleared	10/8/2025	$105.90	UniAll09/25-Shoman	Invoice	1316	EMPLOYEES	Shoman Uni Allow - 5.11 Tactic	10210000 - 5305	UNIFORM ALLOWANCE	9/29/2025	$105.90
27840	10/2/2025	Cleared	10/7/2025	$215.00	25-131 Geis	Invoice	1316	EMPLOYEES	Geis Travel Reimburse - ProPho	10210000 - 6002	PROFESSIONAL DEVELOPMENT	9/29/2025	$107.50
										10210111 - 6002	PROFESSIONAL DEVELOPMENT	9/29/2025	$107.50
											Line Item Total		**$215.00**
27841	10/2/2025	Cleared	10/3/2025	$104.99	2025 PERRY SHOES	Invoice	1316	EMPLOYEES	PERRY SAFETY SHOES	10325000 - 6007	CLOTHING	9/24/2025	$104.99
27842	10/2/2025	Cleared	10/7/2025	$523.00	CONFERENCE PER DIEM	Invoice	1316	EMPLOYEES	NACTO & 2025 PWX CONF MEAL REI	10310000 - 6002	PROFESSIONAL DEVELOPMENT	10/2/2025	$523.00
27843	10/2/2025	Cleared	10/6/2025	$1,310.56	2025PWX CONF HOTEL	Invoice	1316	EMPLOYEES	2025 PWX HOTEL REIMB	10310000 - 6002	PROFESSIONAL DEVELOPMENT	10/2/2025	$1,310.56
27844	10/2/2025	Cleared	10/7/2025	$25,865.00	CDBG FY2025 Award	Invoice	1275	ERAS SENIOR NETWORK	ERAS GY2025 Award V07072035	13630301 - 6603	GRANT EXPENDITURE	10/2/2025	$25,865.00
27845	10/2/2025	Cleared	10/7/2025	$818.62	WIMI3397409	Invoice	91	FASTENAL COMPANY	T-18 JOBBER DRILL BITS	20335000 - 6009	REPAIR PARTS	9/24/2025	$131.16
					WIMI3397488	Invoice	91	FASTENAL COMPANY	T-18 JOBBER DRILL BITS	20335000 - 6009	REPAIR PARTS	9/24/2025	$319.23
					WIMI3397490	Invoice	91	FASTENAL COMPANY	T-18 JOBBER DRILL BITS	20335000 - 6009	REPAIR PARTS	9/24/2025	$344.71
					WIMI3397649	Invoice	91	FASTENAL COMPANY	T-18 JOBBER DRILL BITS	20335000 - 6009	REPAIR PARTS	9/24/2025	$23.52
											Line Item Total		**$818.62**

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
27846	10/2/2025	Cleared	10/9/2025	$16,852.15	0458192	Invoice	73	FERGUSON WATERWORKS #1476	Supplies for Main	50 - 1501	GENERAL INVENTORY	9/22/2025	$16,459.61
										50814673 - 6008	OTHER SUPPLIES	9/22/2025	$392.54
											Line Item Total		**$16,852.15**
27847	10/2/2025	Cleared	10/9/2025	$1,209.16	80682	Invoice	95	FILTRATION CONCEPTS INC	FILTERS FOR PID	10350000 - 6205	BLDING & INFRSTRCTRE REPAIRS	9/30/2025	$142.00
					80683	Invoice	95	FILTRATION CONCEPTS INC	FILTERS FOR PID	26360000 - 6205	BLDING & INFRSTRCTRE REPAIRS	9/30/2025	$130.12
					80684	Invoice	95	FILTRATION CONCEPTS INC	FILTERS FOR PID	34345000 - 6205	BLDING & INFRSTRCTRE REPAIRS	9/30/2025	$170.32
					80685	Invoice	95	FILTRATION CONCEPTS INC	FILTERS FOR PID	22355000 - 6205	BLDING & INFRSTRCTRE REPAIRS	9/30/2025	$704.80
					80732	Invoice	95	FILTRATION CONCEPTS INC	FILTERS FOR PID	10350000 - 6205	BLDING & INFRSTRCTRE REPAIRS	9/30/2025	$61.92
											Line Item Total		**$1,209.16**
27848	10/2/2025	Cleared	10/6/2025	$165.23	77614	Invoice	2420	FLORIDA STATE DISBURSEMENT UNIT	Payroll Run 1 - Warrant 2520B1	10 - 2312	WAGE GARNISHMENTS	10/2/2025	$165.23
27849	10/2/2025	Cleared	10/7/2025	$310.18	AR264285	Invoice	211	FORWARD TS	Copier charges 8/20/25 - 9/19/	10210000 - 6004	PRINTING AND DUPLICATION	9/22/2025	$96.15
					AR264286	Invoice	211	FORWARD TS	Copier charges 8/20/25 - 9/19/	10210000 - 6004	PRINTING AND DUPLICATION	9/22/2025	$108.33
					AR264287	Invoice	211	FORWARD TS	Copier charges 8/20/25 - 9/19/	10210000 - 6004	PRINTING AND DUPLICATION	9/22/2025	$105.70
											Line Item Total		**$310.18**
27850	10/2/2025	Cleared	10/6/2025	$44.06	586671	Invoice	105	FUEL SYSTEMS INC	S-36 VALVE & NIPPLE	20335000 - 6009	REPAIR PARTS	9/24/2025	$44.06
27851	10/2/2025	Cleared	10/6/2025	$1,000.00	ESCROW 68-2025 REF	Invoice	292	GENE WAGNER PLUMBING COMPANY INC	REFUND PERMIT SOP2025-0085	10 - 2402	PERMIT ESCROW - ENGINEERING	9/22/2025	$500.00
					ESCROW 72-2025 REF	Invoice	292	GENE WAGNER PLUMBING COMPANY INC	REFUND PERMIT SOP2025-0085	10 - 2402	PERMIT ESCROW - ENGINEERING	9/22/2025	$500.00
											Line Item Total		**$1,000.00**
27852	10/2/2025	Cleared	10/8/2025	$1,060.00	7639670	Invoice	1673	GLASS AMERICA	L-14 RIGHT GLASS REPLACED	20335000 - 6009	REPAIR PARTS	9/24/2025	$615.00

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
27852	10/2/2025	Cleared	10/8/2025	$1,060.00	7674087	Invoice	1673	GLASS AMERICA	L-14 RIGHT GLASS REPLACED	20335000 - 6009	REPAIR PARTS	9/24/2025	$445.00
											Line Item Total		**$1,060.00**
27853	10/2/2025	Cleared	10/7/2025	$15,740.00	0140794	Invoice	113	GRAEF	Sanitary Sewer and Water Main	50816923 - 6202	GENERAL SERVICES	10/1/2025	$230.00
					0140796	Invoice	113	GRAEF	Sanitary Sewer and Water Main	51830000 - 7001	FIXED ASSET	10/1/2025	$15,510.00
											Line Item Total		**$15,740.00**
27854	10/2/2025	Cleared	10/9/2025	$90.00	251389	Invoice	125	GRAPHIC EDGE INC	Building & Safety Envelopes	10620000 - 6004	PRINTING AND DUPLICATION	9/23/2025	$49.00
					251390	Invoice	125	GRAPHIC EDGE INC	Building & Safety Envelopes	10620000 - 6004	PRINTING AND DUPLICATION	9/23/2025	$41.00
											Line Item Total		**$90.00**
27855	10/2/2025	Cleared	10/8/2025	$674.22	9350261943	Invoice	117	GRAYBAR ELECTRIC COMPANY	KLEIN TOOLS	10325000 - 6010	TOOLS	9/24/2025	$96.36
					9350410221	Invoice	117	GRAYBAR ELECTRIC COMPANY	KLEIN TOOLS	10325000 - 6010	TOOLS	9/24/2025	$98.62
					9350419236	Invoice	117	GRAYBAR ELECTRIC COMPANY	KLEIN TOOLS	10325000 - 6403	CLAIMS	9/24/2025	$412.50
					9350419240	Invoice	117	GRAYBAR ELECTRIC COMPANY	KLEIN TOOLS	10325000 - 6010	TOOLS	9/24/2025	$66.74
											Line Item Total		**$674.22**
27856	10/2/2025	Cleared	10/8/2025	$153.00	PIMK0433391	Invoice	1223	JFTCO, INC	OIL SAMPLE	20 - 1501	GENERAL INVENTORY	9/24/2025	$153.00
27857	10/2/2025	Cleared	10/16/2025	$3,020.68	23110128P	Invoice	339	JX ENTERPRISES INC	T-111 FLEET PARTS	20335000 - 6009	REPAIR PARTS	9/24/2025	$1,391.77
										20 - 2101	SUSPENSE GENERAL	9/24/2025	$494.99
					23110254P	Invoice	339	JX ENTERPRISES INC	T-111 FLEET PARTS	20 - 1501	GENERAL INVENTORY	9/24/2025	$706.99
					23110307P	Invoice	339	JX ENTERPRISES INC	T-111 FLEET PARTS	20335000 - 6009	REPAIR PARTS	9/24/2025	$91.57
					23110351P	Invoice	339	JX ENTERPRISES INC	T-111 FLEET PARTS	20335000 - 6009	REPAIR PARTS	9/24/2025	$3.78
					23110382P	Invoice	339	JX ENTERPRISES INC	T-111 FLEET PARTS	20335000 - 6009	REPAIR PARTS	9/24/2025	$259.53
					23110384P	Invoice	339	JX ENTERPRISES INC	T-111 FLEET PARTS	20335000 - 6009	REPAIR PARTS	9/24/2025	$115.28
					23110475P	Credit Memo	339	JX ENTERPRISES INC	T-111 FLEET PARTS	20335000 - 6009	REPAIR PARTS	9/24/2025	-$43.23
											Line Item Total		**$3,020.68**

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
27858	10/2/2025	Cleared	10/6/2025	$475.70	1463720P	Invoice	163	LAKESIDE INTERNATIONAL TRUCKS LLC	S-36 GASKET	20335000 - 6009	REPAIR PARTS	9/24/2025	$250.80
					1464465P	Invoice	163	LAKESIDE INTERNATIONAL TRUCKS LLC	S-36 GASKET	20 - 1501	GENERAL INVENTORY	9/24/2025	$179.90
										20 - 2101	SUSPENSE GENERAL	9/24/2025	$45.00
											Line Item Total		**$475.70**
27859	10/2/2025	Cleared	10/14/2025	$211,505.36	77694	Invoice	166	LALONDE CONTRACTORS INC	25-25 2025 BURLEIGH ST MULTI-U	12315001 - 7002	NON FIXED ASSET	10/2/2025	$76,530.45
										12315003 - 7001	FIXED ASSET	10/2/2025	$76,791.06
										12320000 - 7001	FIXED ASSET	10/2/2025	$51,359.14
										12315001 - 7001	FIXED ASSET	10/2/2025	$6,824.71
											Line Item Total		**$211,505.36**
27860	10/2/2025	Cleared	10/8/2025	$154.24	P39903	Invoice	1092	MACQUEEN EQUIPMENT	S-120 BEARING	20335000 - 6009	REPAIR PARTS	9/24/2025	$154.24
27861	10/2/2025	Outstanding		$598.68	1150173	Invoice	831	MEI TOTAL ELEVATOR SOLUTIONS	OCT MONTHLY SERVICE AT CITY HA	22355000 - 6202	GENERAL SERVICES	10/1/2025	$598.68
27862	10/2/2025	Cleared	10/14/2025	$8,193.93	106555	Invoice	179	MID CITY PLUMBING & HEATING INC	Services at 6927 Maple Terrace	50814675 - 6202	GENERAL SERVICES	10/1/2025	$8,193.93
27863	10/2/2025	Cleared	10/9/2025	$670.06	507733934	Invoice	333	MIDWEST TAPE	material jvid	35510104 - 6006	BOOKS AND PERIODICALS	9/29/2025	$455.11
					507733935	Invoice	333	MIDWEST TAPE	material jvid	35510103 - 6006	BOOKS AND PERIODICALS	9/29/2025	$50.23
					507764248	Invoice	333	MIDWEST TAPE	material jvid	35510104 - 6006	BOOKS AND PERIODICALS	9/29/2025	$15.73
					507764249	Invoice	333	MIDWEST TAPE	material jvid	35510104 - 6006	BOOKS AND PERIODICALS	9/29/2025	$56.79
					507764370	Invoice	333	MIDWEST TAPE	material jvid	35510104 - 6006	BOOKS AND PERIODICALS	9/29/2025	$92.20
											Line Item Total		**$670.06**
27864	10/2/2025	Outstanding		$1,912.96	COURT FEES SEPT 25	Invoice	1607	MILWAUKEE COUNTY TREASURER	COURT FEE SEPTEMBER 2025	10 - 2504	DUE MILWAUKEE COUNTY	9/22/2025	$1,912.96

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
27865	10/2/2025	Cleared	10/10/2025	$171,044.85	77696	Invoice	2105	MILWAUKEE GENERAL CONSTRUCTION COMPANY INC	25-11 ALLEY RECONSTRUCTION	52840000 - 7001	FIXED ASSET	9/18/2025	$16,125.00
										51830000 - 7001	FIXED ASSET	9/18/2025	$2,250.00
										12315003 - 7001	FIXED ASSET	9/18/2025	$3,837.50
										12325000 - 7001	FIXED ASSET	9/18/2025	$2,538.00
										12315001 - 7001	FIXED ASSET	9/18/2025	$146,294.35
											Line Item Total		**$171,044.85**
27866	10/2/2025	Cleared	10/7/2025	$11,020.74	77605	Invoice	140	MISSIONSQUARE	Payroll Run 1 - Warrant 2520B1	10 - 2311	DEFERRED CONTRIBUTION	10/2/2025	$11,020.74
27867	10/2/2025	Cleared	10/15/2025	$1,000.00	ESCROW 66-2025 REF	Invoice	195	MJ CONSTRUCTION INC	REFUND PERMIT SOP2025-0066	10 - 2402	PERMIT ESCROW - ENGINEERING	9/22/2025	$500.00
					ESCROW 70-2025 REF	Invoice	195	MJ CONSTRUCTION INC	REFUND PERMIT SOP2025-0066	10 - 2402	PERMIT ESCROW - ENGINEERING	9/22/2025	$500.00
											Line Item Total		**$1,000.00**
27868	10/2/2025	Cleared	10/7/2025	$21,139.60	020876	Invoice	2178	MSA PROFESSIONAL SERVICES, INC.	Preliminary Engineering Analys	51830000 - 7001	FIXED ASSET	9/26/2025	$10,569.80
										52840000 - 7001	FIXED ASSET	9/26/2025	$10,569.80
											Line Item Total		**$21,139.60**
27869	10/2/2025	Cleared	10/6/2025	$310.58	2025413	Invoice	2462	MWP RECREATION	SLIDE GUARD FOR HART PARK	34345000 - 6008	OTHER SUPPLIES	9/30/2025	$310.58
27870	10/2/2025	Cleared	10/9/2025	$30,677.54	77608	Invoice	278	NATIONWIDE RETIREMENT SOLUTIONS	Payroll Run 1 - Warrant 2520B1	10 - 2311	DEFERRED CONTRIBUTION	10/2/2025	$30,677.54
27871	10/2/2025	Cleared	10/7/2025	$11,370.00	77606	Invoice	209	NORTH SHORE BANK FSB	Payroll Run 1 - Warrant 2520B1	10 - 2311	DEFERRED CONTRIBUTION	10/2/2025	$11,370.00
27872	10/2/2025	Cleared	10/8/2025	$4,395.72	37885973	Invoice	212	OFFICE DEPOT	September Monthly Billing Stat	35510000 - 6004	PRINTING AND DUPLICATION	10/1/2025	$3,186.11
										35510000 - 6003	OFFICE SUPPLIES	10/1/2025	$139.40
										35510000 - 6008	OTHER SUPPLIES	10/1/2025	$98.40
										10220000 - 6003	OFFICE SUPPLIES	10/1/2025	$224.24

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
27872	10/2/2025	Cleared	10/8/2025	$4,395.72	37885973	Invoice	212	OFFICE DEPOT	September Monthly Billing Stat	10151000 - 6003	OFFICE SUPPLIES	10/1/2025	$407.21
										10410000 - 6003	OFFICE SUPPLIES	10/1/2025	$49.92
										10143000 - 6003	OFFICE SUPPLIES	10/1/2025	$290.44
											Line Item Total		**$4,395.72**
27873	10/2/2025	Outstanding		$381.24	AC TENNIS FLOOD CNCL	Invoice	99999	ONE TIME VENDOR	AC TENNIS LEAGUE - FLOOD/LIGHT	34345000 - 4645	FIELD RENTAL	9/24/2025	$381.24
27874	10/2/2025	Outstanding		$262.53	HMFS2024-0024	Invoice	99999	ONE TIME VENDOR	Hydrant Refund 13015 Watertown	50 - 2408	DEPOSITS	10/1/2025	$250.00
										50810431 - 6419	OTHER INTEREST EXPENSE	10/1/2025	$12.53
											Line Item Total		**$262.53**
27875	10/2/2025	Outstanding		$50.00	MEPR2025-1837	Invoice	99999	ONE TIME VENDOR	Flooding permit 9910 Argonne D	10620000 - 4452	HVAC PERMITS	9/23/2025	$50.00
27876	10/2/2025	Cleared	10/9/2025	$251.75	HMFS2025-0024	Invoice	99999	ONE TIME VENDOR	Hydrant Refund	50 - 2408	DEPOSITS	10/1/2025	$250.00
										50810431 - 6419	OTHER INTEREST EXPENSE	10/1/2025	$1.75
											Line Item Total		**$251.75**
27877	10/2/2025	Cleared	10/7/2025	$250.88	HMFS2025-0023	Invoice	99999	ONE TIME VENDOR	Hydrant refund 11401 Watertown	50 - 2408	DEPOSITS	10/1/2025	$250.00
										50810431 - 6419	OTHER INTEREST EXPENSE	10/1/2025	$0.88
											Line Item Total		**$250.88**
27878	10/2/2025	Cleared	10/15/2025	$75.00	September 26 2025	Invoice	99999	ONE TIME VENDOR	Garbage Bin Replacement	18190310 - 6403	CLAIMS	9/26/2025	$75.00
27879	10/2/2025	Outstanding		$150.00	ovt18.25jennie	Invoice	99999	ONE TIME VENDOR	R25-50 Trunk or Treat Event Fa	10210102 - 6099	OTHER EXPENSES	9/29/2025	$150.00
27880	10/2/2025	Outstanding		$100.00	102525	Invoice	99999	ONE TIME VENDOR	programming adult	35510103 - 6027	PROGRAMMING	9/29/2025	$100.00

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
27881	10/2/2025	Cleared	10/10/2025	$171.60	S0099485	Invoice	99999	ONE TIME VENDOR	Distribution class for Cam	50816930 - 6002	PROFESSIONAL DEVELOPMENT	9/22/2025	$171.60
27882	10/2/2025	Cleared	10/20/2025	$9,000.00	PAID UP LIFE, ESKAU	Invoice	99999	ONE TIME VENDOR	PAID UP LIFE INS POLICY, WILLI	16190000 - 6416	CLAIMS - OTHER	10/1/2025	$9,000.00
27883	10/2/2025	Outstanding		$2,000.00	ESCROW 75-2025 REF	Invoice	99999	ONE TIME VENDOR	REFUND PERMIT SOP2025-0156	10 - 2402	PERMIT ESCROW - ENGINEERING	9/22/2025	$2,000.00
27884	10/2/2025	Outstanding		$1,000.00	ESCROW 63-2025 REF	Invoice	99999	ONE TIME VENDOR	REFUND PERMIT SOP2025-0300	10 - 2402	PERMIT ESCROW - ENGINEERING	9/22/2025	$1,000.00
27885	10/2/2025	Outstanding		$1,000.00	ESCROW 74-2025 REF	Invoice	99999	ONE TIME VENDOR	REFUND PERMIT SOP2025-0136	10 - 2402	PERMIT ESCROW - ENGINEERING	9/22/2025	$1,000.00
27886	10/2/2025	Cleared	10/15/2025	$254.41	HMFS2025-0012	Invoice	99999	ONE TIME VENDOR	Hydrant Refund 10855 Potter Rd	50 - 2408	DEPOSITS	10/1/2025	$250.00
										50810431 - 6419	OTHER INTEREST EXPENSE	10/1/2025	$4.41
											Line Item Total		**$254.41**
27887	10/2/2025	Cleared	10/7/2025	$16,684.04	316177	Invoice	2318	PERFECTION PLUS, INC.	City Wide Cleaning Contract- M	10220000 - 6202	GENERAL SERVICES	10/1/2025	$480.00
										10350000 - 6202	GENERAL SERVICES	10/1/2025	$4,181.54
										22355000 - 6202	GENERAL SERVICES	10/1/2025	$10,800.00
										26360000 - 6202	GENERAL SERVICES	10/1/2025	$1,222.50
											Line Item Total		**$16,684.04**
27888	10/2/2025	Cleared	10/15/2025	$255.00	77607	Invoice	217	POLICE SUPERVISORY UNION DUES	Payroll Run 1 - Warrant 2520B1	10 - 2315	UNION DUES - POLICE SUP	10/2/2025	$255.00
27889	10/2/2025	Cleared	10/7/2025	$2,907.88	190864	Invoice	275	RA SMITH INC	Traffic Signal Design for 76th	12320000 - 7001	FIXED ASSET	9/26/2025	$2,907.88
27890	10/2/2025	Cleared	10/17/2025	$75.00	09262025 CSM FEE	Invoice	1610	REGISTER OF DEEDS	csm review fee - WaterfairForw	10610000 - 6099	OTHER EXPENSES	9/26/2025	$75.00

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
27891	10/2/2025	Cleared	10/8/2025	$7,879.48	12a8489804	Invoice	1024	RELIASTAR LIFE INSURANCE COMPANY	Life Insurance Premiums Octobe	16190000 - 6408	INSURANCE PREMIUMS	9/25/2025	$7,879.48
27892	10/2/2025	Cleared	10/10/2025	$79.19	F68272-001	Invoice	233	RITTER TECH A DIV OF MCE	SHOP O-RINGS	20335000 - 6008	OTHER SUPPLIES	9/24/2025	$3.13
					F69224-001	Invoice	233	RITTER TECH A DIV OF MCE	SHOP O-RINGS	20335000 - 6008	OTHER SUPPLIES	9/24/2025	$57.46
					F69779-002	Invoice	233	RITTER TECH A DIV OF MCE	SHOP O-RINGS	20335000 - 6009	REPAIR PARTS	9/24/2025	$18.60
											Line Item Total		**$79.19**
27893	10/2/2025	Cleared	10/7/2025	$500.00	ESCROW 71-2025 REF	Invoice	342	ROZGA PLUMBING CORPORATION	REFUND PERMIT SOP2025-0080	10 - 2402	PERMIT ESCROW - ENGINEERING	9/22/2025	$500.00
27894	10/2/2025	Cleared	10/6/2025	$103.08	62220	Invoice	939	SEILER INSTRUMENT & MFG COMPANY INC	Survey Supplies	10625000 - 6099	OTHER EXPENSES	9/23/2025	$103.08
27895	10/2/2025	Cleared	10/6/2025	$42.00	66228	Invoice	561	SIGNARAMA	office supplies	35510000 - 6003	OFFICE SUPPLIES	9/29/2025	$42.00
27896	10/2/2025	Cleared	10/20/2025	$1,047.00	INV010861	Invoice	822	SNODEPOT LLC	S-36 OIL PAN & BOLT	20335000 - 6009	REPAIR PARTS	9/24/2025	$1,047.00
27897	10/2/2025	Cleared	10/7/2025	$789.00	39928	Invoice	433	SNOW PLOW SOLUTIONS INC	M-111 FLOOD, MOUNT & HARNESS	20335000 - 6009	REPAIR PARTS	9/24/2025	$789.00
27898	10/2/2025	Outstanding		$150.00	261	Invoice	2484	SOME MONKEY BUSINESS LLC	programming adult	35510103 - 6027	PROGRAMMING	9/29/2025	$150.00
27899	10/2/2025	Cleared	10/7/2025	$577.22	5072279	Invoice	1291	STARK PAVEMENT CORPORATION	STARK TICKETS WEEK OF 9/22	12315001 - 7002	NON FIXED ASSET	9/30/2025	$376.39
										50814673 - 6108	ASPHALT	9/30/2025	$200.83
											Line Item Total		**$577.22**
27900	10/2/2025	Cleared	10/6/2025	$539.90	77612	Invoice	1630	STATE DISBURSEMENT UNIT	Payroll Run 1 - Warrant 2520B1	10 - 2312	WAGE GARNISHMENTS	10/2/2025	$539.90
27901	10/2/2025	Cleared	10/6/2025	$651,614.50	PAYMENT 4	Invoice	2430	SUPER EXCAVATORS INC	25-07 WATERTOWN PLANK RD & N 1	12315001 - 7001	FIXED ASSET	9/19/2025	$65,550.00
										52840000 - 7001	FIXED ASSET	9/19/2025	$209,941.45
										51830000 - 7001	FIXED ASSET	9/19/2025	-$339,984.10
										50814673 - 7001	FIXED ASSET	9/19/2025	$36,286.20

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
27901	10/2/2025	Cleared	10/6/2025	$651,614.50	PAYMENT 4	Invoice	2430	SUPER EXCAVATORS INC	25-07 WATERTOWN PLANK RD & N 1	50814675 - 7001	FIXED ASSET	9/19/2025	$105,001.60
										51830000 - 7003	NON CITY ASSET	9/19/2025	$574,819.35
											Line Item Total		**$651,614.50**
27902	10/2/2025	Cleared	10/15/2025	$12,900.00	01-25-094	Invoice	2224	T&B ELECTRIC INC	Fitness Room Shower- Electrica	12355000 - 7001	FIXED ASSET	9/30/2025	$12,900.00
27903	10/2/2025	Cleared	10/21/2025	$9,712.26	207673	Invoice	2030	TOSA YOGA, LLC	CDA bldg imprvmnt forgivable L	38615000 - 6099	OTHER EXPENSES	9/29/2025	$9,712.26
27904	10/2/2025	Cleared	10/8/2025	$1,750.00	160734	Invoice	2395	TRAFFIC CONTROL CORPORATION	12V BATTERIES & HEATER MAT	10320000 - 6021	ELECTRICAL SUPPLIES	9/24/2025	$1,750.00
27905	10/2/2025	Cleared	10/14/2025	$144.00	693923430747	Invoice	1280	UHS PREMIUM BILLING	Bend Health Coaching	16190000 - 6403	CLAIMS	9/30/2025	$144.00
27906	10/2/2025	Cleared	10/10/2025	$831.84	553591	Invoice	286	UPTOWN MOTORS INC	P-289 TUBE ASSEMBLY	20 - 2101	SUSPENSE GENERAL	9/24/2025	$50.00
										20335000 - 6009	REPAIR PARTS	9/24/2025	$301.37
					553595	Invoice	286	UPTOWN MOTORS INC	P-289 TUBE ASSEMBLY	20335000 - 6009	REPAIR PARTS	9/24/2025	$229.63
					553705	Invoice	286	UPTOWN MOTORS INC	P-289 TUBE ASSEMBLY	20335000 - 6009	REPAIR PARTS	9/24/2025	$250.84
											Line Item Total		**$831.84**
27907	10/2/2025	Cleared	10/9/2025	$112,116.17	PMT 7	Invoice	1748	VINTON CONSTRUCTION COMPANY	24-02 116TH STREET PARK	38345000 - 7001	FIXED ASSET	10/1/2025	$4,061.82
										12345000 - 7001	FIXED ASSET	10/1/2025	$13,142.15
										12345000 - 7001	FIXED ASSET	10/1/2025	$105,078.01
										12345000 - 7001	FIXED ASSET	10/1/2025	-$34,789.02
										12345000 - 7001	FIXED ASSET	10/1/2025	$24,623.21
											Line Item Total		**$112,116.17**
27908	10/2/2025	Cleared	10/16/2025	$25,000.00	33210	Invoice	121	VISIT MILWAUKEE INC	Blanket order for Visit Milwau	32515000 - 6207	MARKETING SERVICES	10/1/2025	$25,000.00
27909	10/2/2025	Cleared	10/9/2025	$906.74	4124733	Invoice	1063	WASTEBUILT	STOCK GRIPPER ARM	20 - 1501	GENERAL INVENTORY	9/24/2025	$124.78

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
27909	10/2/2025	Cleared	10/9/2025	$906.74	4124734	Invoice	1063	WASTEBUILT	STOCK GRIPPER ARM	20 - 1501	GENERAL INVENTORY	9/24/2025	$197.43
					4124736	Invoice	1063	WASTEBUILT	STOCK GRIPPER ARM	20 - 1501	GENERAL INVENTORY	9/24/2025	$26.26
					4124750	Invoice	1063	WASTEBUILT	STOCK GRIPPER ARM	20 - 1501	GENERAL INVENTORY	9/24/2025	$77.98
					4124752	Invoice	1063	WASTEBUILT	STOCK GRIPPER ARM	20 - 1501	GENERAL INVENTORY	9/24/2025	$57.75
					4124754	Invoice	1063	WASTEBUILT	STOCK GRIPPER ARM	20 - 1501	GENERAL INVENTORY	9/24/2025	$61.45
					4128286	Invoice	1063	WASTEBUILT	STOCK GRIPPER ARM	20335000 - 6009	REPAIR PARTS	9/24/2025	$361.09
											Line Item Total		**$906.74**
27910	10/2/2025	Cleared	10/9/2025	$38,393.00	Luth Home INV3856	Invoice	1853	WELLENSTEIN AND SONS INC	V7070745 PY24 Luther Home 1656	13630301 - 6603	GRANT EXPENDITURE	9/30/2025	$38,393.00
27911	10/2/2025	Cleared	10/20/2025	$5,493.02	COURT FEES SEPT 25	Invoice	891	WI COURT FINES & SURCHARGES	COURT FEE SEPTEMBER 2025	10 - 2550	DUE STATE OF WISCONSIN	9/22/2025	$5,493.02
27912	10/2/2025	Cleared	10/6/2025	$1,999.92	77611	Invoice	368	WI SUPPORT COLLECTIONS TRUST FUND	Payroll Run 1 - Warrant 2520B1	10 - 2312	WAGE GARNISHMENTS	10/2/2025	$1,999.92
27913	10/2/2025	Cleared	10/6/2025	$737,988.11	395-0000406391	Invoice	1347	WISCONSIN DEPARTMENT OF TRANSPORTATION	21-47 NORTH AVENUE 118TH ST TO	12315001 - 7001	FIXED ASSET	9/9/2025	$1,390.17
										12315003 - 7001	FIXED ASSET	9/9/2025	$127.35
										12340000 - 6104	TREES, SHRUBS, FLOWERS	9/9/2025	$27.60
					395-0000406437	Invoice	1347	WISCONSIN DEPARTMENT OF TRANSPORTATION	21-47 NORTH AVENUE 118TH ST TO	12315005 - 7001	FIXED ASSET	9/9/2025	$6,441.28
										52840000 - 7001	FIXED ASSET	9/9/2025	$460.09
										50814673 - 7001	FIXED ASSET	9/9/2025	$2,300.46
					395-0000406438	Invoice	1347	WISCONSIN DEPARTMENT OF TRANSPORTATION	21-47 NORTH AVENUE 118TH ST TO	12315005 - 7001	FIXED ASSET	9/9/2025	$5,451.36
										52840000 - 7001	FIXED ASSET	9/9/2025	$389.38
										50814673 - 7001	FIXED ASSET	9/9/2025	$1,946.91
					395-0000406439	Invoice	1347	WISCONSIN DEPARTMENT OF TRANSPORTATION	21-47 NORTH AVENUE 118TH ST TO	12315001 - 7001	FIXED ASSET	9/9/2025	$2,501.90

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
27913	10/2/2025	Cleared	10/6/2025	$737,988.11	395-0000406439	Invoice	1347	WISCONSIN DEPARTMENT OF TRANSPORTATION	21-47 NORTH AVENUE 118TH ST TO	52840000 - 7001	FIXED ASSET	9/9/2025	$2,501.91
					395-0000406448	Invoice	1347	WISCONSIN DEPARTMENT OF TRANSPORTATION	21-47 NORTH AVENUE 118TH ST TO	12315005 - 7001	FIXED ASSET	9/9/2025	$1.18
					395-0000406449	Invoice	1347	WISCONSIN DEPARTMENT OF TRANSPORTATION	21-47 NORTH AVENUE 118TH ST TO	12315001 - 7001	FIXED ASSET	9/30/2025	$34,264.16
										12325000 - 7001	FIXED ASSET	9/30/2025	$2,681.37
										12320000 - 7001	FIXED ASSET	9/30/2025	$7,992.03
										12315003 - 7001	FIXED ASSET	9/30/2025	$595.06
										52840000 - 7001	FIXED ASSET	9/30/2025	-$2,213.17
										51830000 - 7001	FIXED ASSET	9/30/2025	-$308.09
										12340000 - 6104	TREES, SHRUBS, FLOWERS	9/30/2025	-$548.33
										12315005 - 7001	FIXED ASSET	9/30/2025	$79,619.39
					395-0000406450	Invoice	1347	WISCONSIN DEPARTMENT OF TRANSPORTATION	21-47 NORTH AVENUE 118TH ST TO	50814673 - 7001	FIXED ASSET	9/30/2025	$208,650.58
					395-0000411217	Invoice	1347	WISCONSIN DEPARTMENT OF TRANSPORTATION	21-47 NORTH AVENUE 118TH ST TO	50814673 - 7001	FIXED ASSET	9/9/2025	$6.83
										50814675 - 7001	FIXED ASSET	9/9/2025	$0.67
										51830000 - 7001	FIXED ASSET	9/9/2025	$1.16
					395-0000411275	Invoice	1347	WISCONSIN DEPARTMENT OF TRANSPORTATION	21-47 NORTH AVENUE 118TH ST TO	12315005 - 7001	FIXED ASSET	9/9/2025	$5,427.30
										52840000 - 7001	FIXED ASSET	9/9/2025	$387.66
										50814673 - 7001	FIXED ASSET	9/9/2025	$1,938.32
					395-0000411276	Invoice	1347	WISCONSIN DEPARTMENT OF TRANSPORTATION	21-47 NORTH AVENUE 118TH ST TO	12315005 - 7001	FIXED ASSET	9/9/2025	$5,134.35
										52840000 - 7001	FIXED ASSET	9/9/2025	$366.74
										50814673 - 7001	FIXED ASSET	9/9/2025	$1,833.70
					395-0000411277	Invoice	1347	WISCONSIN DEPARTMENT OF TRANSPORTATION	21-47 NORTH AVENUE 118TH ST TO	12315001 - 7001	FIXED ASSET	9/9/2025	$3,757.04
										52840000 - 7001	FIXED ASSET	9/9/2025	$3,757.03
					395-0000411281	Invoice	1347	WISCONSIN DEPARTMENT OF TRANSPORTATION	21-47 NORTH AVENUE 118TH ST TO	12315001 - 7001	FIXED ASSET	9/9/2025	$15,573.00

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
27913	10/2/2025	Cleared	10/6/2025	$737,988.11	395-0000411285	Invoice	1347	WISCONSIN DEPARTMENT OF TRANSPORTATION	21-47 NORTH AVENUE 118TH ST TO	12315001 - 7001	FIXED ASSET	9/30/2025	$19,876.64
										12325000 - 7001	FIXED ASSET	9/30/2025	$4,832.91
										12320000 - 7001	FIXED ASSET	9/30/2025	$11,535.21
										12315003 - 7001	FIXED ASSET	9/30/2025	$2,415.89
										52840000 - 7001	FIXED ASSET	9/30/2025	$27,450.60
										51830000 - 7001	FIXED ASSET	9/30/2025	$12,853.59
										12340000 - 6104	TREES, SHRUBS, FLOWERS	9/30/2025	$1,620.10
										12315005 - 7001	FIXED ASSET	9/30/2025	$71,012.56
					395-0000411286	Invoice	1347	WISCONSIN DEPARTMENT OF TRANSPORTATION	21-47 NORTH AVENUE 118TH ST TO	50814673 - 7001	FIXED ASSET	9/30/2025	$190,798.07
					395-0000411287	Invoice	1347	WISCONSIN DEPARTMENT OF TRANSPORTATION	21-47 NORTH AVENUE 118TH ST TO	12315001 - 7001	FIXED ASSET	9/9/2025	$3,136.15
											Line Item Total		**$737,988.11**
27914	10/2/2025	Cleared	10/15/2025	$2,397.63	0203564-IN	Invoice	322	ZARNOTH BRUSH WORKS	X-16 LEAF RAKES	20335000 - 6009	REPAIR PARTS	9/24/2025	$2,397.63
27915	10/2/2025	Cleared	10/2/2025	$38,713.41	AEGIS 10/2/25	Direct Disbursement	1099	AEGIS CORPORATION	WORK COMP FUNDING 9/16/25 - 9/	19190210 - 6403	CLAIMS	10/2/2025	$38,196.91
										19190220 - 6403	CLAIMS	10/2/2025	$427.00
										19190355 - 6403	CLAIMS	10/2/2025	$89.50
											Line Item Total		**$38,713.41**
27916	10/6/2025	Cleared	10/6/2025	$7,797.93	10-6-25 DENTAL	Direct Disbursement	941	HUMANA	DENTAL THRU 10/4/25	17190000 - 6403	CLAIMS	10/6/2025	$7,797.93
27917	10/7/2025	Cleared	10/7/2025	$775.97	JULY 2025 SALES TAX	Direct Disbursement	312	WISCONSIN DEPT OF REVENUE	JULY 2025 SALES TAX	10 - 2552	DUE STATE OF WI - SALES	7/31/2025	$745.67
										10902000 - 6606	WRITE OFF	7/31/2025	$30.30
											Line Item Total		**$775.97**
27918	10/8/2025	Cleared	10/8/2025	$204,039.08	UH 10/8/25	Direct Disbursement	933	UNITED HEALTHCARE	HEALTH CLAIMS	16190000 - 6403	CLAIMS	10/8/2025	$204,039.08

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
27919	10/8/2025	Cleared	10/8/2025	$2,147.28	UH FLEX 10/8/25	Direct Disbursement	933	UNITED HEALTHCARE	FLEXIBLE SPENDING	10 - 2316	FLEXIBLE SPENDING	10/8/2025	$2,147.28
27920	10/9/2025	Cleared	10/9/2025	$264.23	AUG25SALES TAX	Direct Disbursement	312	WISCONSIN DEPT OF REVENUE	AUG 2025 SALES TAX	10 - 2552	DUE STATE OF WI - SALES	8/31/2025	$244.23
										10902000 - 6606	WRITE OFF	8/31/2025	$20.00
											Line Item Total		**$264.23**
27921	10/9/2025	Cleared	10/14/2025	$35,930.00	Invoice 001 - Turf	Invoice	2481	ASTROTURF GREAT LAKES	Hart Park Stadium Turf Removal	34345000 - 6202	GENERAL SERVICES	10/2/2025	$35,930.00
27922	10/9/2025	Cleared	10/16/2025	$21.50	10062025	Invoice	1029	BENISTAR UA 6803	Benistar November 2025	16190000 - 6209	CLAIMS ADMINISTRATION	10/6/2025	$21.50
27923	10/9/2025	Cleared	10/20/2025	$342.50	48658315	Invoice	127	BENTLEY SYSTEMS INC	Openflows Hydraulic Toolset TL	24144000 - 6410	SOFTWARE LICENSING	9/22/2025	$342.50
27924	10/9/2025	Cleared	10/20/2025	$2,599.18	106782	Invoice	64	BROOKSTONE PRINTING	15,800 assessor ailr with mail	10150000 - 6013	POSTAGE	9/22/2025	$2,599.18
27925	10/9/2025	Cleared	10/15/2025	$356.39	3080378-00	Invoice	54	CARLIN SALES CORPORATION	SOIL BUILDER, PGP	10340000 - 6102	CHEMICALS	9/30/2025	$356.39
27926	10/9/2025	Cleared	10/15/2025	$2,296.90	51459 9/25	Invoice	1124	CHICAGO PARTS AND SOUND LLC	9/25 FLEET PARTS	20335000 - 6009	REPAIR PARTS	9/24/2025	$270.41
										20335000 - 6008	OTHER SUPPLIES	9/24/2025	$137.76
										20 - 1501	GENERAL INVENTORY	9/24/2025	$1,888.73
											Line Item Total		**$2,296.90**
27927	10/9/2025	Cleared	10/16/2025	$1,567.00	5140025011	Invoice	184	CITY OF MILWAUKEE OFFICE OF CITY TREASURER	WINTER MAINTENANCE TRAINING	10310000 - 6002	PROFESSIONAL DEVELOPMENT	10/2/2025	$600.00
					5140025062	Invoice	184	CITY OF MILWAUKEE OFFICE OF CITY TREASURER	WINTER MAINTENANCE TRAINING	10325000 - 6302	ELECTRICITY	9/30/2025	$967.00
											Line Item Total		**$1,567.00**
27928	10/9/2025	Cleared	10/16/2025	$424.05	25-00302	Invoice	2491	CITY OF SOUTH MILWAUKEE	Reimbursement for AirBnb 2025	10141000 - 6002	PROFESSIONAL DEVELOPMENT	10/6/2025	$424.05

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
27929	10/9/2025	Cleared	10/16/2025	$403.90	98543	Invoice	492	COMPLETE LAWN & LANDSCAPE SUPPLY	HERBICIDE, BLAZE, STRAW	10340000 - 6102	CHEMICALS	9/30/2025	$162.50
										10340000 - 6008	OTHER SUPPLIES	9/30/2025	$24.00
										52840000 - 6104	TREES, SHRUBS, FLOWERS	9/30/2025	$217.40
											Line Item Total		**$403.90**
27930	10/9/2025	Cleared	10/15/2025	$9,290.51	CI384006	Invoice	665	COVANTA ENVIRONMENTAL SOLUTIONS, LLC	WASH BAY PUMP OUT	26360000 - 6202	GENERAL SERVICES	10/2/2025	$9,290.51
27931	10/9/2025	Cleared	10/21/2025	$1,780.95	89168VV	Invoice	1728	DUNN'S SPORTING GOODS INC.	JFTA Clothing	10220000 - 6007	CLOTHING	10/2/2025	$1,780.95
27932	10/9/2025	Cleared	10/15/2025	$20,889.18	467594	Invoice	785	E.H. WOLF & SONS	8499 GAL UNLEADED AT $2.21527	10220000 - 6102	CHEMICALS	10/2/2025	$231.50
					467595	Invoice	785	E.H. WOLF & SONS	8499 GAL UNLEADED AT $2.21527	10220000 - 6202	GENERAL SERVICES	10/2/2025	$1,830.10
					469162	Invoice	785	E.H. WOLF & SONS	8499 GAL UNLEADED AT $2.21527	20 - 1503	FUEL INVENTORY	10/2/2025	$18,827.58
											Line Item Total		**$20,889.18**
27933	10/9/2025	Cleared	10/21/2025	$5,898.00	228530	Invoice	50	EMMONS BUSINESS INTERIORS	CITY HALL RUGS/MATS	22355000 - 6205	BLDING & INFRSTRCTRE REPAIRS	9/30/2025	$5,898.00
27934	10/9/2025	Cleared	10/14/2025	$66.00	25-141 Ratkowski	Invoice	1316	EMPLOYEES	Ratkowski Travel Reimburse - S	10210000 - 6002	PROFESSIONAL DEVELOPMENT	10/3/2025	$33.00
										10210111 - 6002	PROFESSIONAL DEVELOPMENT	10/3/2025	$33.00
											Line Item Total		**$66.00**
27935	10/9/2025	Cleared	10/20/2025	$536.58	UniAll10/25-Schmidt	Invoice	1316	EMPLOYEES	Schmidt Uni Allow - Glock 19	10210000 - 5305	UNIFORM ALLOWANCE	10/3/2025	$536.58
27936	10/9/2025	Outstanding		$390.00	FIR2305 Quinlevan	Invoice	1316	EMPLOYEES	Tuition Reimbursement FIR2305	10220000 - 6022	TUITION REIMBURSEMENT	10/3/2025	$390.00
27937	10/9/2025	Cleared	10/14/2025	$131.88	UniAll10/25-Griffin	Invoice	1316	EMPLOYEES	Griffin Uni Allow - Nike Shoes	10210000 - 5305	UNIFORM ALLOWANCE	10/3/2025	$131.88

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
27938	10/9/2025	Cleared	10/14/2025	$105.50	UniAll10/25-Wood	Invoice	1316	EMPLOYEES	Wood Uni Allow - 3 L/S Shirts	10210000 - 5305	UNIFORM ALLOWANCE	10/3/2025	$105.50
27939	10/9/2025	Outstanding		$15.00	25-097 Ptaszek Park	Invoice	1316	EMPLOYEES	Ptaszek Travel Reimburse - CIB	10210000 - 6002	PROFESSIONAL DEVELOPMENT	10/3/2025	$7.50
										10210111 - 6002	PROFESSIONAL DEVELOPMENT	10/3/2025	$7.50
											Line Item Total		**$15.00**
27940	10/9/2025	Cleared	10/15/2025	$84.00	DOD10/25-Radwill	Invoice	1316	EMPLOYEES	Damaged on Duty - Radwill Pant	10210000 - 5305	UNIFORM ALLOWANCE	10/3/2025	$84.00
27941	10/9/2025	Cleared	10/14/2025	$314.98	UniAll10/25.Albiter	Invoice	1316	EMPLOYEES	Albiter Uni Allow - Pants and	10210000 - 5305	UNIFORM ALLOWANCE	10/3/2025	$314.98
27942	10/9/2025	Outstanding		$91.70	MILES WOLTER SEPT 25	Invoice	1316	EMPLOYEES	mileage reimbursement K Wolter	10410000 - 6002	PROFESSIONAL DEVELOPMENT	9/22/2025	$91.70
27943	10/9/2025	Cleared	10/15/2025	$743.00	UniAll10/25-Streeter	Invoice	1316	EMPLOYEES	Streeter Uni Allow - Supressor	10210000 - 5305	UNIFORM ALLOWANCE	10/3/2025	$743.00
27944	10/9/2025	Cleared	10/10/2025	$37.80	MILES LEE SEPT 25	Invoice	1316	EMPLOYEES	Mileage reimbursement P Lee Se	10410000 - 6002	PROFESSIONAL DEVELOPMENT	9/22/2025	$37.80
27945	10/9/2025	Cleared	10/14/2025	$336.38	UniAll10/25-Bartosik	Invoice	1316	EMPLOYEES	Bartosik Uni Allow - Blauer Pa	10210000 - 5305	UNIFORM ALLOWANCE	10/3/2025	$336.38
27946	10/9/2025	Cleared	10/14/2025	$331.75	UniAll10/25-Saffold	Invoice	1316	EMPLOYEES	Saffold Uni Allow - 4 S/S Polo	10210000 - 5305	UNIFORM ALLOWANCE	10/3/2025	$331.75
27947	10/9/2025	Cleared	10/17/2025	$1,932.00	5000155256	Invoice	266	EUROFINS ENVIRONMENT TESTING NORTH CENTRAL LLC	2025 Ground Water Testing	10330307 - 6202	GENERAL SERVICES	10/2/2025	$1,932.00
27948	10/9/2025	Cleared	10/16/2025	$1,018.54	WIMI3397784	Invoice	91	FASTENAL COMPANY	S-34 FLEET PARTS	20335000 - 6009	REPAIR PARTS	10/2/2025	$241.11
					WIMI3397785	Invoice	91	FASTENAL COMPANY	S-34 FLEET PARTS	20335000 - 6009	REPAIR PARTS	10/2/2025	$244.46
					WIMI3397786	Invoice	91	FASTENAL COMPANY	S-34 FLEET PARTS	20335000 - 6009	REPAIR PARTS	10/2/2025	$270.65
					WIMI3397787	Invoice	91	FASTENAL COMPANY	S-34 FLEET PARTS	20335000 - 6009	REPAIR PARTS	10/2/2025	$262.32
											Line Item Total		**$1,018.54**

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
27949	10/9/2025	Cleared	10/16/2025	$2,562.50	0925WPD	Invoice	1852	FIRST RESPONDERS PSYCHOLOGICAL SERVICES LLC	2025-09 September Individual T	10210000 - 6202	GENERAL SERVICES	10/3/2025	$2,562.50
27950	10/9/2025	Cleared	10/15/2025	$753.05	AR 265535	Invoice	211	FORWARD TS	Copier charges 8/20/25 - 9/19/	35510000 - 6202	GENERAL SERVICES	10/7/2025	$549.85
					AR264288	Invoice	211	FORWARD TS	Copier charges 8/20/25 - 9/19/	10410000 - 6004	PRINTING AND DUPLICATION	9/22/2025	$203.20
											Line Item Total		**$753.05**
27951	10/9/2025	Cleared	10/15/2025	$68,234.25	21907-00	Invoice	1036	FROEDTERT HEALTH INC	Blanket order for Workplace Cl	16190000 - 6209	CLAIMS ADMINISTRATION	10/6/2025	$16,927.50
										16190000 - 6403	CLAIMS	10/6/2025	$5,064.25
					21908-00	Invoice	1036	FROEDTERT HEALTH INC	Blanket order for Workplace Cl	16190902 - 6203	CONSULTING SERVICES	10/6/2025	$44,357.50
										16190902 - 6203	CONSULTING SERVICES	10/6/2025	$1,885.00
											Line Item Total		**$68,234.25**
27952	10/9/2025	Outstanding		$1,708.80	INV154183	Invoice	108	GENERAL FIRE EQUIPMENT COMPANY INC	P-308 CRASH REPAIR PARTS	20335000 - 6009	REPAIR PARTS	10/2/2025	$1,708.80
27953	10/9/2025	Cleared	10/16/2025	$85.00	LQ02977833	Invoice	1770	GFL ENVIRONMENTAL	Used Anti-Freeze Disposal	10220000 - 6202	GENERAL SERVICES	10/2/2025	$85.00
27954	10/9/2025	Cleared	10/15/2025	$180.00	1m2502007-6	Invoice	110	GILES ENGINEERING ASSOCIATES INC	2025 BLANKET ORDER TO PROVIDE	12902000 - 6099	OTHER EXPENSES	10/7/2025	$180.00
27955	10/9/2025	Cleared	10/14/2025	$602.50	0141236	Invoice	113	GRAEF	Hart Park Flood Inspection Ass	34345000 - 6203	CONSULTING SERVICES	10/2/2025	$602.50
27956	10/9/2025	Outstanding		$5,499.50	664056	Invoice	2188	HALL, RENDER, KILLIAN, HEATH & LYMAN, P.C.	2400 Mayfair Road Property Auc	36710000 - 6099	OTHER EXPENSES	9/22/2025	$5,499.50
27957	10/9/2025	Cleared	10/15/2025	$915.00	1857471	Invoice	1771	JOHNS DISPOSAL SERVICE INC	9/25 6YD & 40YD GARBAGE	34345000 - 6202	GENERAL SERVICES	10/2/2025	$650.00
										34345000 - 6202	GENERAL SERVICES	10/2/2025	$265.00
											Line Item Total		**$915.00**

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
27958	10/9/2025	Cleared	10/22/2025	$500.85	0007312614	Invoice	404	JOURNAL SENTINEL	legal ads 9/1/2025 - 9/30/2025	10111000 - 6011	OFFICIAL NOTICES	9/22/2025	$296.91
										10610000 - 6011	OFFICIAL NOTICES	9/22/2025	$105.42
										10610000 - 6011	OFFICIAL NOTICES	9/22/2025	$37.83
										10111000 - 6011	OFFICIAL NOTICES	9/22/2025	$60.69
											Line Item Total		**$500.85**
27959	10/9/2025	Outstanding		$587.32	3175	Invoice	1260	JSA ENVIRONMENTAL INC	2025 Landfill Testing	10330307 - 6202	GENERAL SERVICES	10/2/2025	$587.32
27960	10/9/2025	Cleared	10/20/2025	$22.66	23109550P	Credit Memo	339	JX ENTERPRISES INC	T-111 WINDOW SEAL CREDIT	20335000 - 6009	REPAIR PARTS	10/2/2025	-$58.31
					23111004P	Invoice	339	JX ENTERPRISES INC	T-111 WINDOW SEAL CREDIT	20335000 - 6009	REPAIR PARTS	10/2/2025	$53.98
					23111021P	Invoice	339	JX ENTERPRISES INC	T-111 WINDOW SEAL CREDIT	20335000 - 6009	REPAIR PARTS	10/2/2025	$26.99
											Line Item Total		**$22.66**
27961	10/9/2025	Cleared	10/16/2025	$814.30	471599	Invoice	1657	KANOPY INC	material Econtent*	35510103 - 6006	BOOKS AND PERIODICALS	10/7/2025	$814.30
27962	10/9/2025	Cleared	10/14/2025	$22,914.52	401258	Invoice	411	LEMBERG ELECTRIC COMPANY INC	FLOOD RECOVERY WORK	34345000 - 6205	BLDING & INFRSTRCTRE REPAIRS	9/30/2025	$3,533.36
					401259	Invoice	411	LEMBERG ELECTRIC COMPANY INC	FLOOD RECOVERY WORK	34345000 - 6205	BLDING & INFRSTRCTRE REPAIRS	9/30/2025	$19,381.16
											Line Item Total		**$22,914.52**
27963	10/9/2025	Cleared	10/17/2025	$83.38	P40016	Invoice	1092	MACQUEEN EQUIPMENT	S-120 LATCH	20335000 - 6009	REPAIR PARTS	10/2/2025	$83.38
27964	10/9/2025	Outstanding		$15.00	MMCA MTG 10202025	Invoice	1838	METRO MUNICIPAL CLERKS ASSOCIATION	2025 MMCA MEETING M RICHEY	10141000 - 6002	PROFESSIONAL DEVELOPMENT	9/22/2025	$15.00
27965	10/9/2025	Cleared	10/17/2025	$569.04	507801249	Invoice	333	MIDWEST TAPE	material advd	35510104 - 6006	BOOKS AND PERIODICALS	10/7/2025	$61.46
					507801251	Invoice	333	MIDWEST TAPE	material advd	35510104 - 6006	BOOKS AND PERIODICALS	10/7/2025	$383.13

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
27965	10/9/2025	Cleared	10/17/2025	$569.04	507801252	Invoice	333	MIDWEST TAPE	material advd	35510103 - 6006	BOOKS AND PERIODICALS	10/7/2025	$104.96
					507801253	Invoice	333	MIDWEST TAPE	material advd	35510104 - 6006	BOOKS AND PERIODICALS	10/7/2025	$19.49
											Line Item Total		**$569.04**
27966	10/9/2025	Cleared	10/15/2025	$1,193.20	48287	Invoice	191	MILWAUKEE SPRING & ALIGNMENT	STOCK SPRINGS	20335000 - 6009	REPAIR PARTS	10/2/2025	$109.16
					48300	Invoice	191	MILWAUKEE SPRING & ALIGNMENT	STOCK SPRINGS	20 - 1501	GENERAL INVENTORY	10/2/2025	$971.88
					48301	Invoice	191	MILWAUKEE SPRING & ALIGNMENT	STOCK SPRINGS	20 - 1501	GENERAL INVENTORY	10/2/2025	$69.70
					48302	Invoice	191	MILWAUKEE SPRING & ALIGNMENT	STOCK SPRINGS	20 - 1501	GENERAL INVENTORY	10/2/2025	$42.46
											Line Item Total		**$1,193.20**
27967	10/9/2025	Cleared	10/22/2025	$292,418.46	77709	Invoice	194	MILWAUKEE WATER WORKS	1-0118.300	50811602 - 6308	WHOLESALE WATER	10/2/2025	$34,725.48
					77710	Invoice	194	MILWAUKEE WATER WORKS	1-0118.300	50811602 - 6308	WHOLESALE WATER	10/2/2025	$257,692.98
											Line Item Total		**$292,418.46**
27968	10/9/2025	Cleared	10/16/2025	$877.92	15003308 9/25	Invoice	202	NAPA AUTO PARTS	9/25 - FLEET PARTS	20335000 - 6009	REPAIR PARTS	10/2/2025	$20.30
										20335000 - 6009	REPAIR PARTS	10/2/2025	$738.85
										20335000 - 6008	OTHER SUPPLIES	10/2/2025	$36.46
										50814673 - 6008	OTHER SUPPLIES	10/2/2025	$5.58
										20 - 1501	GENERAL INVENTORY	10/2/2025	$76.73
											Line Item Total		**$877.92**
27969	10/9/2025	Cleared	10/22/2025	$3,000.00	2509	Invoice	2493	NATURE TO DATA LLC	Application development and te	10150000 - 6202	GENERAL SERVICES	9/22/2025	$3,000.00
27970	10/9/2025	Cleared	10/20/2025	$381.24	40 PLUS TENNIS LGS	Invoice	99999	ONE TIME VENDOR	REFUND FOR TENNIS RENTALS - HA	34345000 - 4645	FIELD RENTAL	9/30/2025	$381.24
27971	10/9/2025	Cleared	10/15/2025	$1,000.00	25-27871 Wilder Bail	Invoice	99999	ONE TIME VENDOR	Wilder, Lewis C (M/B 2/3/93) B	10 - 2501	DUE BAIL	10/3/2025	$1,000.00

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
27971	10/9/2025	Cleared	10/15/2025	$1,000.00									
27972	10/9/2025	Outstanding		$111.30	291297343-2023	Invoice	99999	ONE TIME VENDOR	291297343-TAX REFUND	10 - 2105	SUSPENSE TAX OVER PAYMENTS	10/8/2025	$111.30
27973	10/9/2025	Outstanding		$117.67	291297343-2022	Invoice	99999	ONE TIME VENDOR	291297343-TAX REFUND	10 - 2105	SUSPENSE TAX OVER PAYMENTS	10/8/2025	$117.67
27974	10/9/2025	Cleared	10/16/2025	$190.89	77856	Invoice	99999	ONE TIME VENDOR	UB 104570 4082 98TH	50 - 1350	UTILITY ACCOUNTS RECEIVABLE	10/7/2025	$190.89
27975	10/9/2025	Cleared	10/14/2025	$2,282.28	60379125	Invoice	220	POMPS TIRE SERVICE INC	STOCK GY 315/80R22.5/20 TIRES	20 - 1501	GENERAL INVENTORY	10/2/2025	$2,282.28
27976	10/9/2025	Outstanding		$5,120.33	Fund Balance	Invoice	1628	PROJECT LIFESAVER INTERNATIONAL	Project Lifesaver Donation Fun	10210000 - 6099	OTHER EXPENSES	10/3/2025	$5,120.33
27977	10/9/2025	Cleared	10/22/2025	$1.00	P-259 TRANSFER	Invoice	229	REGISTRATION FEE TRUST	P-259 PLATE TRANSFER	20335000 - 6099	OTHER EXPENSES	10/9/2025	$1.00
27978	10/9/2025	Cleared	10/16/2025	$5,402.80	061295	Invoice	239	SANBORN TUBE SALES OF WISCONSIN INC	Aluminum Sign Posts	10320000 - 6021	ELECTRICAL SUPPLIES	10/2/2025	$4,968.00
										10320000 - 6021	ELECTRICAL SUPPLIES	10/2/2025	$434.80
											Line Item Total		**$5,402.80**
27979	10/9/2025	Cleared	10/22/2025	$1,123.10	149603	Invoice	2134	STOP N GO PORTABLE TOILETS LLC	JUNE TOILETS WEBSTER PARK	34345000 - 6202	GENERAL SERVICES	9/30/2025	$163.90
					153458	Invoice	2134	STOP N GO PORTABLE TOILETS LLC	JUNE TOILETS WEBSTER PARK	34345000 - 6202	GENERAL SERVICES	9/30/2025	$163.90
					153459	Invoice	2134	STOP N GO PORTABLE TOILETS LLC	JUNE TOILETS WEBSTER PARK	34345000 - 6202	GENERAL SERVICES	9/30/2025	$163.90
					153460	Invoice	2134	STOP N GO PORTABLE TOILETS LLC	JUNE TOILETS WEBSTER PARK	34345000 - 6202	GENERAL SERVICES	9/30/2025	$493.90
					153934	Invoice	2134	STOP N GO PORTABLE TOILETS LLC	JUNE TOILETS WEBSTER PARK	34345000 - 6202	GENERAL SERVICES	9/30/2025	$137.50
											Line Item Total		**$1,123.10**
27980	10/9/2025	Cleared	10/16/2025	$291.90	693928878466	Invoice	1280	UHS PREMIUM BILLING	Variable Copay September	16190000 - 6209	CLAIMS ADMINISTRATION	10/7/2025	$291.90

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
27981	10/9/2025	Cleared	10/20/2025	$2,304.43	I10010027393	Invoice	159	UKG KRONOS SYSTEMS LLC	Kronos Hosting Fees	24144000 - 6409	SOFTWARE HOSTING	9/22/2025	$1,104.43
					I10010028873	Invoice	159	UKG KRONOS SYSTEMS LLC	Kronos Hosting Fees	24144000 - 6409	SOFTWARE HOSTING	9/22/2025	$1,200.00
											Line Item Total		**$2,304.43**
27982	10/9/2025	Cleared	10/14/2025	$1,332.02	227610	Invoice	280	UNITED MAILING SERVICES INC	Postage 09/01/2025 - 09/30/202	10 - 1502	POSTAGE INVENTORY	9/22/2025	$1,332.02
27983	10/9/2025	Cleared	10/17/2025	$30.05	0758290184	Invoice	192	US CELLULAR	Police Dept Cell Phone Bill fi	10210000 - 6306	TELECOMMUNICATIONS	9/22/2025	$30.05
27984	10/9/2025	Cleared	10/17/2025	$6,774.00	Vision For. INV 1031	Invoice	2042	VISION FORWARD ASSOCIATION	V7073954 Vision Forward	13630306 - 6603	GRANT EXPENDITURE	10/8/2025	$6,774.00
27985	10/9/2025	Outstanding		$150.00	5329636	Invoice	2489	VITAL RECORDS CONTROL	City Clerk Records Destruction	10142000 - 6099	OTHER EXPENSES	10/6/2025	$150.00
27986	10/9/2025	Outstanding		$5,337.30	5639018972	Invoice	314	WE ENERGIES	HMTR STATION #2 - GAS	10220000 - 6302	ELECTRICITY	10/7/2025	$2,623.66
					5639186145	Invoice	314	WE ENERGIES	HMTR STATION #2 - GAS	10220000 - 6302	ELECTRICITY	10/7/2025	$60.07
					5639249242	Invoice	314	WE ENERGIES	HMTR STATION #2 - GAS	10220000 - 6302	ELECTRICITY	10/7/2025	$806.87
					5639542756	Invoice	314	WE ENERGIES	HMTR STATION #2 - GAS	10220000 - 6302	ELECTRICITY	10/7/2025	$932.84
					5639758344	Invoice	314	WE ENERGIES	HMTR STATION #2 - GAS	10220000 - 6303	NATURAL GAS	10/7/2025	$523.57
					5640069138	Invoice	314	WE ENERGIES	HMTR STATION #2 - GAS	10220000 - 6302	ELECTRICITY	10/7/2025	$341.91
					5640736454	Invoice	314	WE ENERGIES	HMTR STATION #2 - GAS	10220000 - 6303	NATURAL GAS	10/7/2025	$48.38
											Line Item Total		**$5,337.30**
27987	10/9/2025	Cleared	10/17/2025	$6,783.08	202508	Invoice	1341	WEST ALLIS WI POLICE DEPT	August 2025 OWI Grant Reimburs	10210000 - 4384	STATE GRANT DOA	10/3/2025	$6,783.08
27988	10/9/2025	Outstanding		$1,016.32	202508	Invoice	1331	WEST MILWAUKEE WI POLICE DEPT	August 2025 OWI Grant Reimburs	10210000 - 4384	STATE GRANT DOA	10/3/2025	$1,016.32
27989	10/9/2025	Cleared	10/20/2025	$347.15	323972	Invoice	307	WESTERN STATES ENVELOPE & LABEL	FLEET ENVELOPES	10310000 - 6003	OFFICE SUPPLIES	10/2/2025	$205.33

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
27989	10/9/2025	Cleared	10/20/2025	$347.15	323973	Invoice	307	WESTERN STATES ENVELOPE & LABEL	FLEET ENVELOPES	10310000 - 6003	OFFICE SUPPLIES	10/2/2025	$141.82
											Line Item Total		**$347.15**
27990	10/9/2025	Cleared	10/17/2025	$2,293.32	77230874	Invoice	996	WINDSTREAM	Monthly charges 10/4/2025 - 11	10210000 - 6306	TELECOMMUNICATIONS	9/22/2025	$787.62
										10220000 - 6306	TELECOMMUNICATIONS	9/22/2025	$416.97
										22355000 - 6306	TELECOMMUNICATIONS	9/22/2025	$555.95
										26360000 - 6306	TELECOMMUNICATIONS	9/22/2025	$23.16
										34345000 - 6306	TELECOMMUNICATIONS	9/22/2025	$254.81
										35510000 - 6306	TELECOMMUNICATIONS	9/22/2025	$46.33
										50816921 - 6306	TELECOMMUNICATIONS	9/22/2025	$69.49
										51830000 - 6306	TELECOMMUNICATIONS	9/22/2025	$138.99
											Line Item Total		**$2,293.32**
27991	10/9/2025	Cleared	10/16/2025	$3,075.00	11432	Invoice	741	WISCONSIN ATHLETIC CLUB LLC	Onsite Fitness Classes	16190902 - 6203	CONSULTING SERVICES	10/7/2025	$3,075.00
27992	10/13/2025	Cleared	10/13/2025	$4,669.21	DENTAL 10/13/25	Direct Disbursement	941	HUMANA	DENTAL THROUGH 10/11/25	17190000 - 6403	CLAIMS	10/13/2025	$4,669.21
27994	10/15/2025	Cleared	10/15/2025	$77,490.76	UH 10/15/25	Direct Disbursement	933	UNITED HEALTHCARE	HEALTH CLAIMS	16190000 - 6403	CLAIMS	10/15/2025	$77,490.76
27995	10/15/2025	Cleared	10/15/2025	$1,872.80	UH FLEX 10/15/25	Direct Disbursement	933	UNITED HEALTHCARE	FLEXIBLE SPENDING	10 - 2316	FLEXIBLE SPENDING	10/15/2025	$1,872.80
27996	10/17/2025	Cleared	10/17/2025	$2,920.00	78020	Direct Disbursement	299	WAUWATOSA POLICEMENS NSU BARG	Payroll Run 1 - Warrant 2521B1	10 - 2314	UNION DUES - WPOA	10/16/2025	$2,920.00

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
27998	10/15/2025	Cleared	10/15/2025	$68,424.66	AEGIS 10/15/25	Direct Disbursement	1099	AEGIS CORPORATION	WORK COMP FUNDING 10/1/25 - 10	19190210 - 6403	CLAIMS	10/15/2025	$63,003.81
										19190220 - 6403	CLAIMS	10/15/2025	$324.25
										19190300 - 6403	CLAIMS	10/15/2025	$3,105.50
										19190355 - 6403	CLAIMS	10/15/2025	$1,991.10
											Line Item Total		**$68,424.66**
27999	10/16/2025	Cleared	10/20/2025	$12,553.65	103840	Invoice	766	ALL CITY MANAGEMENT SERVICES INC	Crossing Guard Services 2025	10230000 - 6202	GENERAL SERVICES	10/13/2025	$12,553.65
28000	10/16/2025	Outstanding		$50.00	78026	Invoice	2426	ALVERNO COLLEGE	Payroll Run 1 - Warrant 2521B1	10 - 2312	WAGE GARNISHMENTS	10/16/2025	$50.00
28001	10/16/2025	Outstanding		$3,780.00	2025-0294	Invoice	354	AQUA BACKFLOW	Cross Connection Control Progr	50814664 - 6202	GENERAL SERVICES	10/10/2025	$3,780.00
28002	10/16/2025	Cleared	10/21/2025	$194,216.45	2500179985.002	Invoice	2471	ATI RESTORATION LLC	Muellner Building Flood recove	34345000 - 6205	BLDING & INFRSTRCTRE REPAIRS	10/15/2025	$194,216.45
28003	10/16/2025	Outstanding		$32.75	747612	Invoice	39	BILLS POWER CENTER INC	M-111 ELASTOSTART	20335000 - 6009	REPAIR PARTS	10/8/2025	$32.75
28004	10/16/2025	Cleared	10/20/2025	$2,480.00	086854	Invoice	2199	BOELTER & LINCOLN MARKETING COMMUNICATIONS	News in Brief redesign	10140000 - 6207	MARKETING SERVICES	10/13/2025	$2,480.00
28005	10/16/2025	Outstanding		$1,635.75	985002847	Invoice	2033	CARPETLAND USA	Flood recovery 2025- Flooring	34345000 - 6205	BLDING & INFRSTRCTRE REPAIRS	10/13/2025	$1,635.75
28006	10/16/2025	Cleared	10/22/2025	$326.84	5140023740	Invoice	184	CITY OF MILWAUKEE OFFICE OF CITY TREASURER	CDL TEST HUGHES & LASKOWSKI	10310000 - 6002	PROFESSIONAL DEVELOPMENT	10/8/2025	$326.84
28007	10/16/2025	Cleared	10/21/2025	$1,010.00	X805852	Invoice	606	CORE & MAIN LP	Mag locator	50814673 - 7002	NON FIXED ASSET	10/10/2025	$1,010.00
28008	10/16/2025	Outstanding		$6,721.25	0711.10963	Invoice	1093	DEVNET	Database Recovery Services	24144000 - 6411	SOFTWARE MAINT	10/13/2025	$5,533.75
					0711.15937	Invoice	1093	DEVNET	Database Recovery Services	24144000 - 6203	CONSULTING SERVICES	10/13/2025	$1,187.50
											Line Item Total		**$6,721.25**

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
28009	10/16/2025	Cleared	10/22/2025	$214.30	250 9 76501	Invoice	237	DIGGERS HOTLINE INC	2025 Diggers Hotline	10325000 - 6202	GENERAL SERVICES	10/2/2025	$53.59
										50816923 - 6202	GENERAL SERVICES	10/2/2025	$53.57
										51830000 - 6202	GENERAL SERVICES	10/2/2025	$53.57
										52840000 - 6202	GENERAL SERVICES	10/2/2025	$53.57
											Line Item Total		**$214.30**
28010	10/16/2025	Cleared	10/22/2025	$591.54	78024	Invoice	1810	DOBBERSTEIN LAW FIRM LLC	Payroll Run 1 - Warrant 2521B1	10 - 2312	WAGE GARNISHMENTS	10/16/2025	$591.54
28011	10/16/2025	Cleared	10/22/2025	$18,956.97	469853	Invoice	785	E.H. WOLF & SONS	7397 GAL DIESEL AT $2.56279 PE	20 - 1503	FUEL INVENTORY	10/8/2025	$18,956.97
28012	10/16/2025	Cleared	10/22/2025	$3,912.48	CD2122131	Invoice	84	ELECTION SYSTEMS & SOFTWARE INC	DS200 Warranties, Maintenance,	10142000 - 6202	GENERAL SERVICES	9/26/2025	$3,912.48
28013	10/16/2025	Outstanding		$34.19	UniAllow10/25-Gibbs	Invoice	1316	EMPLOYEES	Gibbs Uni Allow - LED Flashlig	10210000 - 5305	UNIFORM ALLOWANCE	10/14/2025	$34.19
28014	10/16/2025	Cleared	10/20/2025	$142.35	UniAllow10/25-Beckma	Invoice	1316	EMPLOYEES	Beckman Uni Allow - Adidas Boo	10210000 - 5305	UNIFORM ALLOWANCE	10/14/2025	$142.35
28015	10/16/2025	Cleared	10/21/2025	$45.00	77980	Invoice	1316	EMPLOYEES	DNR water distribution certifi	50816930 - 6002	PROFESSIONAL DEVELOPMENT	10/13/2025	$45.00
28016	10/16/2025	Outstanding		$28.00	WPHA CONF TYSON 25	Invoice	1316	EMPLOYEES	WPHA PUBLIC HEALTH IN PRACTICE	10410000 - 6002	PROFESSIONAL DEVELOPMENT	9/22/2025	$28.00
28017	10/16/2025	Cleared	10/17/2025	$1,226.00	2025BADGER METER CON	Invoice	1316	EMPLOYEES	2025 BADGER METER CONF	50816930 - 6002	PROFESSIONAL DEVELOPMENT	10/16/2025	$1,226.00
28018	10/16/2025	Cleared	10/22/2025	$228.20	WPHA CONF HECHT 25	Invoice	1316	EMPLOYEES	WPHA PUBLIC HEALTH IN PRACTICE	10410000 - 6002	PROFESSIONAL DEVELOPMENT	9/22/2025	$228.20
28019	10/16/2025	Cleared	10/21/2025	$45.90	77974	Invoice	1316	EMPLOYEES	DNR water distribution certifi	50816930 - 6002	PROFESSIONAL DEVELOPMENT	10/13/2025	$45.90

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
28020	10/16/2025	Outstanding		$156.97	UniAllow10/25-Joyce	Invoice	1316	EMPLOYEES	Joyce Uni Allow - 1.75" MOLLE	10210000 - 5305	UNIFORM ALLOWANCE	10/14/2025	$156.97
28021	10/16/2025	Cleared	10/21/2025	$512.87	WIMI3398077	Invoice	91	FASTENAL COMPANY	R-76 FLEET PARTS	20335000 - 6009	REPAIR PARTS	10/8/2025	$226.80
					WIMI3398078	Invoice	91	FASTENAL COMPANY	R-76 FLEET PARTS	20335000 - 6009	REPAIR PARTS	10/8/2025	$286.07
											Line Item Total		**$512.87**
28022	10/16/2025	Outstanding		$24,063.51	0458187-01	Invoice	73	FERGUSON WATERWORKS #1476	Supplies for mains	50 - 1501	GENERAL INVENTORY	10/13/2025	$14,133.00
					0460718	Invoice	73	FERGUSON WATERWORKS #1476	Supplies for mains	50 - 1501	GENERAL INVENTORY	10/10/2025	$2,909.51
					0461067	Invoice	73	FERGUSON WATERWORKS #1476	Supplies for mains	50 - 1501	GENERAL INVENTORY	10/13/2025	$6,081.00
										50814677 - 6009	REPAIR PARTS	10/13/2025	$940.00
											Line Item Total		**$24,063.51**
28023	10/16/2025	Outstanding		$42,519.91	000731862	Invoice	779	FIELDTURF	Hart Park Track Resurface	12345000 - 7001	FIXED ASSET	10/8/2025	$42,519.91
28024	10/16/2025	Cleared	10/20/2025	$165.23	78025	Invoice	2420	FLORIDA STATE DISBURSEMENT UNIT	Payroll Run 1 - Warrant 2521B1	10 - 2312	WAGE GARNISHMENTS	10/16/2025	$165.23
28025	10/16/2025	Cleared	10/22/2025	$343.42	AR266014	Invoice	211	FORWARD TS	Copier charges 9/10/2025-0/9/2	10141000 - 6004	PRINTING AND DUPLICATION	10/13/2025	$321.95
					AR266015	Invoice	211	FORWARD TS	Copier charges 9/10/2025-0/9/2	10210000 - 6004	PRINTING AND DUPLICATION	10/13/2025	$16.29
					AR266016	Invoice	211	FORWARD TS	Copier charges 9/10/2025-0/9/2	10310000 - 6004	PRINTING AND DUPLICATION	10/13/2025	$5.18
											Line Item Total		**$343.42**
28026	10/16/2025	Cleared	10/22/2025	$1,639.09	0154433-IN	Invoice	2001	FOUNDERS 3 MANAGEMENT COMPANY	October Management Fee	36710000 - 6099	OTHER EXPENSES	10/13/2025	$1,639.09
28027	10/16/2025	Outstanding		$28.00	12220	Invoice	2130	GERBER LEISURE PRODUCTS, INC	PLAYGROUND PARTS	34345000 - 6008	OTHER SUPPLIES	10/13/2025	$28.00
28028	10/16/2025	Cleared	10/21/2025	$16,417.50	0141076	Invoice	113	GRAEF	Pump Station Design Services	50816923 - 6202	GENERAL SERVICES	10/13/2025	$417.50

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
28028	10/16/2025	Cleared	10/21/2025	$16,417.50	0141204	Invoice	113	GRAEF	Pump Station Design Services	38810000 - 7001	FIXED ASSET	10/2/2025	$16,000.00
											Line Item Total		**$16,417.50**
28029	10/16/2025	Outstanding		$200.50	251504	Invoice	125	GRAPHIC EDGE INC	City Clerk Window Envelopes	10141000 - 6003	OFFICE SUPPLIES	10/16/2025	$200.50
28030	10/16/2025	Cleared	10/21/2025	$165,000.00	76648	Invoice	2492	GUELIG WASTE REMOVAL & DEMOLITION LLC	24-61 DPW INCINERATOR BUILDING	12360000 - 7002	NON FIXED ASSET	10/9/2025	$165,000.00
28031	10/16/2025	Outstanding		$218.91	4625066274	Invoice	2494	HILTI INC	ADHESIVE CAPSULES	10325000 - 6021	ELECTRICAL SUPPLIES	10/8/2025	$218.91
28032	10/16/2025	Outstanding		$2,870.85	23111063P	Invoice	339	JX ENTERPRISES INC	S-33 WIPER NOZZLE	20335000 - 6009	REPAIR PARTS	10/8/2025	$1,909.43
					23111265P	Invoice	339	JX ENTERPRISES INC	S-33 WIPER NOZZLE	20335000 - 6009	REPAIR PARTS	10/8/2025	$34.33
					23111293P	Invoice	339	JX ENTERPRISES INC	S-33 WIPER NOZZLE	20335000 - 6009	REPAIR PARTS	10/8/2025	$892.76
					23111297P	Invoice	339	JX ENTERPRISES INC	S-33 WIPER NOZZLE	20335000 - 6009	REPAIR PARTS	10/8/2025	$34.33
											Line Item Total		**$2,870.85**
28033	10/16/2025	Cleared	10/22/2025	$12,775.00	58849	Invoice	154	KEEPER GOALS	Discus Cage	34345000 - 7001	FIXED ASSET	10/13/2025	$12,775.00
28034	10/16/2025	Outstanding		$361,030.00	78050	Invoice	1735	L & T PAINTING COMPANY INC	25-50 ALICE STREET WATER RESER	50814672 - 6205	BLDING & INFRSTRCTRE REPAIRS	10/14/2025	$348,130.00
										50814672 - 7001	FIXED ASSET	10/14/2025	$12,900.00
											Line Item Total		**$361,030.00**
28035	10/16/2025	Outstanding		$3,450.00	4129	Invoice	491	LEGACY RECYCLING LLC	OCTOBER 25 TV RECYCLING FEES	10330306 - 6202	GENERAL SERVICES	10/8/2025	$3,450.00
28036	10/16/2025	Outstanding		$3,711.95	P40002	Invoice	1092	MACQUEEN EQUIPMENT	T-109 SUCTION	20335000 - 6009	REPAIR PARTS	10/8/2025	$3,711.95
28037	10/16/2025	Outstanding		$150.00	1283	Invoice	1121	MILLENIUM INVESTMENTS LLC	mowing 7746 Menomonee River Pk	31615000 - 6505	MOWING	10/13/2025	$150.00
28038	10/16/2025	Outstanding		$30,898.04	2354 a	Invoice	337	MILWAUKEE AREA DOMESTIC ANIMAL CONTROL	2025 QTR 4 Operating costs /De	10191000 - 6099	OTHER EXPENSES	9/22/2025	$30,898.04
28039	10/16/2025	Cleared	10/21/2025	$11,020.74	78015	Invoice	140	MISSIONSQUARE	Payroll Run 1 - Warrant 2521B1	10 - 2311	DEFERRED CONTRIBUTION	10/16/2025	$11,020.74

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
28040	10/16/2025	Outstanding		$30,867.54	78018	Invoice	278	NATIONWIDE RETIREMENT SOLUTIONS	Payroll Run 1 - Warrant 2521B1	10 - 2311	DEFERRED CONTRIBUTION	10/16/2025	$30,867.54
28041	10/16/2025	Cleared	10/20/2025	$9,186.64	56011	Invoice	1938	NEWPORT NETWORK SOLUTIONS INC	Cameras for Firefly Grove Park	10 - 2101	SUSPENSE GENERAL	9/11/2025	$9,186.64
28042	10/16/2025	Cleared	10/21/2025	$14,159.55	78016	Invoice	209	NORTH SHORE BANK FSB	Payroll Run 1 - Warrant 2521B1	10 - 2311	DEFERRED CONTRIBUTION	10/16/2025	$14,159.55
28043	10/16/2025	Outstanding		$117.25	6637-200068	Invoice	1187	O'REILLY FIRST CALL	M-106 IGN LOCK CYLINDER	20335000 - 6009	REPAIR PARTS	10/8/2025	$117.25
28044	10/16/2025	Cleared	10/22/2025	$254.16	40 PLUS RAIN OUTS	Invoice	99999	ONE TIME VENDOR	REFUND FOR 5/20 & 6/3 RAIN OUT	34345000 - 4645	FIELD RENTAL	10/14/2025	$254.16
28045	10/16/2025	Cleared	10/22/2025	$500.00	9-27-25 Colon Cancer	Invoice	99999	ONE TIME VENDOR	Deposit Refund Colon Cancer Co	34 - 2408	DEPOSITS	10/10/2025	$500.00
28046	10/16/2025	Outstanding		$250.88	HMFS2025-0026	Invoice	99999	ONE TIME VENDOR	Hydrant refund for 114th St Ce	50 - 2408	DEPOSITS	10/13/2025	$250.00
										50810431 - 6419	OTHER INTEREST EXPENSE	10/13/2025	$0.88
											Line Item Total		**$250.88**
28047	10/16/2025	Outstanding		$28.00	10022025	Invoice	99999	ONE TIME VENDOR	other expenses	35510000 - 6099	OTHER EXPENSES	10/7/2025	$28.00
28048	10/16/2025	Cleared	10/22/2025	$255.30	HMF2025-0013	Invoice	99999	ONE TIME VENDOR	Hydrant refund for 11100 Waln	50 - 2408	DEPOSITS	10/13/2025	$250.00
										50810431 - 6419	OTHER INTEREST EXPENSE	10/13/2025	$5.30
											Line Item Total		**$255.30**
28049	10/16/2025	Outstanding		$255.00	78017	Invoice	217	POLICE SUPERVISORY UNION DUES	Payroll Run 1 - Warrant 2521B1	10 - 2315	UNION DUES - POLICE SUP	10/16/2025	$255.00
28050	10/16/2025	Outstanding		$2,140.95	3275	Invoice	1868	PRISM TECHNICAL MANAGEMENT/MARKETING SERVICES LLC	Procurement Inclusions Monitor	36711000 - 6203	CONSULTING SERVICES	10/13/2025	$1,583.73
					3278	Invoice	1868	PRISM TECHNICAL MANAGEMENT/MARKETING SERVICES LLC	Procurement Inclusions Monitor	36707000 - 6203	CONSULTING SERVICES	10/13/2025	$226.36

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
28050	10/16/2025	Outstanding		$2,140.95	3279	Invoice	1868	PRISM TECHNICAL MANAGEMENT/MARKETING SERVICES LLC	Procurement Inclusions Monitor	36715000 - 6203	CONSULTING SERVICES	10/13/2025	$330.86
											Line Item Total		**$2,140.95**
28051	10/16/2025	Cleared	10/20/2025	$14,765.97	RA26-I-06320	Invoice	224	PUBLIC SERVICE COMMISSION OF WISCONSIN	PSC Assessment	50810408 - 6213	COMMISSION SERVICES	10/10/2025	$14,765.97
28052	10/16/2025	Cleared	10/21/2025	$2,007.56	2025-76959	Invoice	210	RNOW INC	STOCK DEFLECTOR	20 - 1501	GENERAL INVENTORY	10/8/2025	$713.20
					2025-76960	Invoice	210	RNOW INC	STOCK DEFLECTOR	20 - 1501	GENERAL INVENTORY	10/8/2025	$498.88
					2025-76961	Invoice	210	RNOW INC	STOCK DEFLECTOR	20 - 1501	GENERAL INVENTORY	10/8/2025	$399.64
					2025-76962	Invoice	210	RNOW INC	STOCK DEFLECTOR	20 - 1501	GENERAL INVENTORY	10/8/2025	$395.84
											Line Item Total		**$2,007.56**
28053	10/16/2025	Outstanding		$53.74	4602529	Invoice	243	SCHWAAB INC	Engraved wall sign	10620000 - 6003	OFFICE SUPPLIES	10/10/2025	$32.49
					4892756	Invoice	243	SCHWAAB INC	Engraved wall sign	10625000 - 6003	OFFICE SUPPLIES	10/16/2025	$21.25
											Line Item Total		**$53.74**
28054	10/16/2025	Cleared	10/22/2025	$107,050.00	2025-4 Tosa	Invoice	915	SEIBEL LAW OFFICES LLC	Tax Litigation	10131000 - 6204	LEGAL SERVICES	10/7/2025	$625.00
										10131000 - 6204	LEGAL SERVICES	10/7/2025	$26,250.00
										10131000 - 6204	LEGAL SERVICES	10/7/2025	$4,000.00
										10131000 - 6204	LEGAL SERVICES	10/7/2025	$9,025.00
										10131000 - 6204	LEGAL SERVICES	10/7/2025	$58,150.00
										10131000 - 6204	LEGAL SERVICES	10/7/2025	$675.00
										10131000 - 6204	LEGAL SERVICES	10/7/2025	$800.00
										10131000 - 6204	LEGAL SERVICES	10/7/2025	$325.00
										10131000 - 6204	LEGAL SERVICES	10/7/2025	$6,100.00
										10131000 - 6204	LEGAL SERVICES	10/7/2025	$1,100.00
											Line Item Total		**$107,050.00**

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
28055	10/16/2025	Cleared	10/22/2025	$2,968.60	05072378	Invoice	1291	STARK PAVEMENT CORPORATION	STARK TICKETS WEEK OF 9/29	12315001 - 7002	NON FIXED ASSET	9/30/2025	$769.41
										50814673 - 6108	ASPHALT	9/30/2025	$1,320.04
										10315000 - 6105	CONCRETE SAND AND STONE	9/30/2025	$132.34
					05072569	Invoice	1291	STARK PAVEMENT CORPORATION	STARK TICKETS WEEK OF 9/29	50814673 - 6108	ASPHALT	10/13/2025	$746.81
											Line Item Total		**$2,968.60**
28056	10/16/2025	Cleared	10/21/2025	$539.90	78023	Invoice	1630	STATE DISBURSEMENT UNIT	Payroll Run 1 - Warrant 2521B1	10 - 2312	WAGE GARNISHMENTS	10/16/2025	$539.90
28057	10/16/2025	Cleared	10/20/2025	$17,580.00	081591	Invoice	1113	STATZ RESTORATION & ENGINEERING COMPANY INC	FITNESS ROOM SHOWERS	12355000 - 7001	FIXED ASSET	9/30/2025	$17,580.00
28058	10/16/2025	Outstanding		$2,994.81	154454	Invoice	2134	STOP N GO PORTABLE TOILETS LLC	DELIVERY FEE, ANCHOR FEE - HAR	34345000 - 6202	GENERAL SERVICES	10/13/2025	$82.50
					154455	Credit Memo	2134	STOP N GO PORTABLE TOILETS LLC	DELIVERY FEE, ANCHOR FEE - HAR	34345000 - 6202	GENERAL SERVICES	10/13/2025	-$40.43
					154456	Invoice	2134	STOP N GO PORTABLE TOILETS LLC	DELIVERY FEE, ANCHOR FEE - HAR	34345000 - 6202	GENERAL SERVICES	10/13/2025	$493.90
					154457	Invoice	2134	STOP N GO PORTABLE TOILETS LLC	DELIVERY FEE, ANCHOR FEE - HAR	34345000 - 6202	GENERAL SERVICES	10/13/2025	$493.90
					154460	Invoice	2134	STOP N GO PORTABLE TOILETS LLC	DELIVERY FEE, ANCHOR FEE - HAR	34345000 - 6202	GENERAL SERVICES	10/13/2025	$55.00
					154461	Invoice	2134	STOP N GO PORTABLE TOILETS LLC	DELIVERY FEE, ANCHOR FEE - HAR	34345000 - 6202	GENERAL SERVICES	10/13/2025	$163.90
					154462	Invoice	2134	STOP N GO PORTABLE TOILETS LLC	DELIVERY FEE, ANCHOR FEE - HAR	34345000 - 6202	GENERAL SERVICES	10/13/2025	$549.00
					154463	Invoice	2134	STOP N GO PORTABLE TOILETS LLC	DELIVERY FEE, ANCHOR FEE - HAR	34345000 - 6202	GENERAL SERVICES	10/13/2025	$55.00
					154465	Invoice	2134	STOP N GO PORTABLE TOILETS LLC	DELIVERY FEE, ANCHOR FEE - HAR	34345000 - 6202	GENERAL SERVICES	10/13/2025	$163.90
					154468	Invoice	2134	STOP N GO PORTABLE TOILETS LLC	DELIVERY FEE, ANCHOR FEE - HAR	34345000 - 6202	GENERAL SERVICES	10/13/2025	$544.97
					154469	Invoice	2134	STOP N GO PORTABLE TOILETS LLC	DELIVERY FEE, ANCHOR FEE - HAR	34345000 - 6202	GENERAL SERVICES	10/13/2025	$146.34

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
28058	10/16/2025	Outstanding		$2,994.81	154470	Invoice	2134	STOP N GO PORTABLE TOILETS LLC	DELIVERY FEE, ANCHOR FEE - HAR	34345000 - 6202	GENERAL SERVICES	10/13/2025	$163.90
					154472	Invoice	2134	STOP N GO PORTABLE TOILETS LLC	DELIVERY FEE, ANCHOR FEE - HAR	34345000 - 6202	GENERAL SERVICES	10/13/2025	$122.93
											Line Item Total		**$2,994.81**
28059	10/16/2025	Cleared	10/22/2025	$5,063.91	924718	Invoice	865	SUPERIOR VISION INSURANCE PLAN OF WI INC	Superior Vision Premiums Novem	16190000 - 6408	INSURANCE PREMIUMS	10/13/2025	$2,070.09
					924719	Invoice	865	SUPERIOR VISION INSURANCE PLAN OF WI INC	Superior Vision Premiums Novem	16190000 - 6408	INSURANCE PREMIUMS	10/13/2025	$932.38
					924720	Invoice	865	SUPERIOR VISION INSURANCE PLAN OF WI INC	Superior Vision Premiums Novem	16190000 - 6408	INSURANCE PREMIUMS	10/13/2025	$868.69
					924721	Invoice	865	SUPERIOR VISION INSURANCE PLAN OF WI INC	Superior Vision Premiums Novem	16190000 - 6408	INSURANCE PREMIUMS	10/13/2025	$1,144.19
					924752	Invoice	865	SUPERIOR VISION INSURANCE PLAN OF WI INC	Superior Vision Premiums Novem	16190000 - 6408	INSURANCE PREMIUMS	10/13/2025	$48.56
											Line Item Total		**$5,063.91**
28060	10/16/2025	Cleared	10/22/2025	$185,784.96	10012025	Invoice	1734	SYMETRA LIFE INSURANCE COMPANY	October 2025	16190000 - 6209	CLAIMS ADMINISTRATION	10/9/2025	$185,784.96
28061	10/16/2025	Outstanding		$23,575.00	02-25-094	Invoice	2224	T&B ELECTRIC INC	Muellner Flood 2025- Electric	34345000 - 6205	BLDING & INFRSTRCTRE REPAIRS	10/13/2025	$23,575.00
28062	10/16/2025	Cleared	10/21/2025	$1,300.00	2510	Invoice	2485	THOUGHTFUL CRAFTSMEN INC	wood cleaning & treatment of T	12345000 - 7002	NON FIXED ASSET	10/13/2025	$1,300.00
28063	10/16/2025	Cleared	10/22/2025	$157.17	09503630	Invoice	272	TRANS UNION LLC	08/26-09/25 Consumer Credit Ga	10210000 - 6005	MEMBERSHIPS AND DUES	10/14/2025	$157.17
28064	10/16/2025	Outstanding		$337.61	693928981519	Invoice	1280	UHS PREMIUM BILLING	FSA Admin Fees Sept	16190000 - 6209	CLAIMS ADMINISTRATION	10/13/2025	$337.61
28065	10/16/2025	Outstanding		$1,376.79	I10080024149	Invoice	159	UKG KRONOS SYSTEMS LLC	Kronos Hosting Fees	24144000 - 6409	SOFTWARE HOSTING	9/22/2025	$1,376.79
28066	10/16/2025	Outstanding		$79.80	554823	Invoice	286	UPTOWN MOTORS INC	P-293 SENSOR	20335000 - 6009	REPAIR PARTS	10/8/2025	$79.80
28067	10/16/2025	Outstanding		$15,328.93	761813	Invoice	494	USIC LOCATING SERVICES LLC	2025 Utility Locating	10325000 - 6202	GENERAL SERVICES	10/2/2025	$5,250.39

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
28067	10/16/2025	Outstanding		$15,328.93	761813	Invoice	494	USIC LOCATING SERVICES LLC	2025 Utility Locating	50816923 - 6202	GENERAL SERVICES	10/2/2025	$3,359.52
										51830000 - 6202	GENERAL SERVICES	10/2/2025	$3,359.51
										52840000 - 6202	GENERAL SERVICES	10/2/2025	$3,359.51
											Line Item Total		**$15,328.93**
28068	10/16/2025	Cleared	10/21/2025	$2,286.40	4133765	Invoice	1063	WASTEBUILT	STOCK JOYSTICK	20 - 1501	GENERAL INVENTORY	10/8/2025	$1,821.55
					4133780	Invoice	1063	WASTEBUILT	STOCK JOYSTICK	20335000 - 6009	REPAIR PARTS	10/8/2025	$464.85
											Line Item Total		**$2,286.40**
28069	10/16/2025	Cleared	10/21/2025	$1,945.00	S0874831	Invoice	1351	WCTC	2025-09 September Training Eve	10210000 - 6002	PROFESSIONAL DEVELOPMENT	10/14/2025	$972.50
										10210111 - 6002	PROFESSIONAL DEVELOPMENT	10/14/2025	$972.50
											Line Item Total		**$1,945.00**
28070	10/16/2025	Cleared	10/21/2025	$1,999.92	78021	Invoice	368	WI SUPPORT COLLECTIONS TRUST FUND	Payroll Run 1 - Warrant 2521B1	10 - 2312	WAGE GARNISHMENTS	10/16/2025	$1,999.92
28071	10/16/2025	Cleared	10/21/2025	$130.00	78022	Invoice	368	WI SUPPORT COLLECTIONS TRUST FUND	Payroll Run 1 - Warrant 2521B1	10 - 2312	WAGE GARNISHMENTS	10/16/2025	$130.00
28072	10/20/2025	Cleared	10/20/2025	$5,476.40	DENTAL 10/20/25	Direct Disbursement	941	HUMANA	DENTAL THROUGH 10/18/25	17190000 - 6403	CLAIMS	10/20/2025	$5,476.40
28081	10/23/2025	Outstanding		$1,435.82	414471840210 2025	Invoice	884	AT&T	Monthly Service 10/132025 - 11	10210000 - 6306	TELECOMMUNICATIONS	10/13/2025	$493.12
										10220000 - 6306	TELECOMMUNICATIONS	10/13/2025	$261.06
										22355000 - 6306	TELECOMMUNICATIONS	10/13/2025	$348.07
										26360000 - 6306	TELECOMMUNICATIONS	10/13/2025	$14.50
										34345000 - 6306	TELECOMMUNICATIONS	10/13/2025	$159.53

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
28081	10/23/2025	Outstanding		$1,435.82	4144718402102025	Invoice	884	AT&T	Monthly Service 10/132025 - 11	35510000 - 6306	TELECOMMUNICATIONS	10/13/2025	$29.00
										50816921 - 6306	TELECOMMUNICATIONS	10/13/2025	$43.51
										51830000 - 6306	TELECOMMUNICATIONS	10/13/2025	$87.03
											Line Item Total		**$1,435.82**
28082	10/23/2025	Outstanding		$612.50	224742	Invoice	2319	AYRES ASSOCIATES INC	Parks & Open Space Plan Consul	34345000 - 6203	CONSULTING SERVICES	10/21/2025	$612.50
28083	10/23/2025	Outstanding		$2,256.00	19935	Invoice	2068	Badger Fit Co	CDA sign forgivable Loan - Bad	38615000 - 6099	OTHER EXPENSES	10/22/2025	$2,256.00
28084	10/23/2025	Outstanding		$200.00	84803939	Invoice	1334	BATZNER PEST CONTROL	HORNET NEST	34345000 - 6202	GENERAL SERVICES	10/21/2025	$200.00
28085	10/23/2025	Outstanding		$26,711.36	87036	Invoice	2199	BOELTER & LINCOLN MARKETING COMMUNICATIONS	Blanket order for Boelter & Li	32515000 - 6004	PRINTING AND DUPLICATION	10/21/2025	$300.00
					87037	Invoice	2199	BOELTER & LINCOLN MARKETING COMMUNICATIONS	Blanket order for Boelter & Li	32515000 - 6207	MARKETING SERVICES	10/21/2025	$1,632.50
					87038	Invoice	2199	BOELTER & LINCOLN MARKETING COMMUNICATIONS	Blanket order for Boelter & Li	32515000 - 6207	MARKETING SERVICES	10/21/2025	$3,810.00
					87040	Invoice	2199	BOELTER & LINCOLN MARKETING COMMUNICATIONS	Blanket order for Boelter & Li	32515000 - 6207	MARKETING SERVICES	10/21/2025	$5,451.25
					87041	Invoice	2199	BOELTER & LINCOLN MARKETING COMMUNICATIONS	Blanket order for Boelter & Li	32515000 - 6207	MARKETING SERVICES	10/21/2025	$1,613.75
					87043	Invoice	2199	BOELTER & LINCOLN MARKETING COMMUNICATIONS	Blanket order for Boelter & Li	32515000 - 6207	MARKETING SERVICES	10/21/2025	$661.25
					87044	Invoice	2199	BOELTER & LINCOLN MARKETING COMMUNICATIONS	Blanket order for Boelter & Li	32515000 - 6207	MARKETING SERVICES	10/21/2025	$988.75

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
28085	10/23/2025	Outstanding		$26,711.36	87046	Invoice	2199	BOELTER & LINCOLN MARKETING COMMUNICATIONS	Blanket order for Boelter & Li	32515000 - 6207	MARKETING SERVICES	10/21/2025	$273.75
					87047	Invoice	2199	BOELTER & LINCOLN MARKETING COMMUNICATIONS	Blanket order for Boelter & Li	32515000 - 6207	MARKETING SERVICES	10/21/2025	$607.50
					87048	Invoice	2199	BOELTER & LINCOLN MARKETING COMMUNICATIONS	Blanket order for Boelter & Li	32515000 - 6207	MARKETING SERVICES	10/21/2025	$1,258.75
					87050	Invoice	2199	BOELTER & LINCOLN MARKETING COMMUNICATIONS	Blanket order for Boelter & Li	32515000 - 6207	MARKETING SERVICES	10/21/2025	$805.00
					87051	Invoice	2199	BOELTER & LINCOLN MARKETING COMMUNICATIONS	Blanket order for Boelter & Li	32515000 - 6207	MARKETING SERVICES	10/21/2025	$2,685.00
					87052	Invoice	2199	BOELTER & LINCOLN MARKETING COMMUNICATIONS	Blanket order for Boelter & Li	32515000 - 6207	MARKETING SERVICES	10/21/2025	$668.75
					87054	Invoice	2199	BOELTER & LINCOLN MARKETING COMMUNICATIONS	Blanket order for Boelter & Li	32515000 - 6207	MARKETING SERVICES	10/21/2025	$5,955.11
											Line Item Total		**$26,711.36**
28086	10/23/2025	Outstanding		$5,000.00	227	Invoice	2205	CAITLIN MOYER COMMUNICATIONS LLC	social media content for Disco	32515000 - 6018	MARKETING AND PROMOTION	10/13/2025	$5,000.00
28087	10/23/2025	Outstanding		$13,548.32	20251020000050	Invoice	53	CARE PLUS DENTAL PLANS INC	Care Plus Premiums November	17190000 - 6408	INSURANCE PREMIUMS	10/21/2025	$13,548.32
28088	10/23/2025	Outstanding		$6,545.00	255148001	Invoice	1836	CENTURY FENCE COMPANY	SINGLE SLIDE GATE	26360000 - 6205	BLDING & INFRSTRCTRE REPAIRS	10/21/2025	$6,545.00
28089	10/23/2025	Outstanding		$1,184.83	5140025101	Invoice	184	CITY OF MILWAUKEE OFFICE OF CITY TREASURER	100 KEYS & 200 ES-150 BRACKETS	10320000 - 6008	OTHER SUPPLIES	10/15/2025	$1,184.83
28090	10/23/2025	Outstanding		$550.50	968944	Invoice	1957	COMPLETE OFFICE OF WISCONSIN	NEW CHAIR FOR AUBREY MACIOSEK	10143000 - 6023	OFFICE EQUIPMENT & FURNITURE	10/14/2025	$550.50
28091	10/23/2025	Outstanding		$125.30	617452	Invoice	384	COREY OIL LTD	54 GAL WINDSHIELD WASH	20335000 - 6008	OTHER SUPPLIES	10/15/2025	$125.30

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
28092	10/23/2025	Outstanding		$9,533.97	CI387024	Invoice	665	COVANTA ENVIRONMENTAL SOLUTIONS, LLC	DPW SLUDGE CLEANOUT	26360000 - 6202	GENERAL SERVICES	10/22/2025	$9,533.97
28093	10/23/2025	Outstanding		$6,035.96	1327-226667	Invoice	1386	CRIVELLO NICHOLS & HALL, SC	WAUWATOSA FIRE TRAINING	10131000 - 6204	LEGAL SERVICES	10/22/2025	$350.00
					1327-226669	Invoice	1386	CRIVELLO NICHOLS & HALL, SC	WAUWATOSA FIRE TRAINING	10131000 - 6204	LEGAL SERVICES	10/22/2025	$125.00
					1327-226670	Invoice	1386	CRIVELLO NICHOLS & HALL, SC	WAUWATOSA FIRE TRAINING	10131000 - 6204	LEGAL SERVICES	10/22/2025	$25.00
					1327-226671	Invoice	1386	CRIVELLO NICHOLS & HALL, SC	WAUWATOSA FIRE TRAINING	10131000 - 6204	LEGAL SERVICES	10/22/2025	$1,225.00
					1327-226672	Invoice	1386	CRIVELLO NICHOLS & HALL, SC	WAUWATOSA FIRE TRAINING	18190310 - 6204	LEGAL SERVICES	10/22/2025	$2,550.00
					1327-226673	Invoice	1386	CRIVELLO NICHOLS & HALL, SC	WAUWATOSA FIRE TRAINING	18190310 - 6204	LEGAL SERVICES	10/22/2025	$1,085.96
					5443-226361	Invoice	1386	CRIVELLO NICHOLS & HALL, SC	WAUWATOSA FIRE TRAINING	10220000 - 6002	PROFESSIONAL DEVELOPMENT	10/8/2025	$675.00
											Line Item Total		**$6,035.96**
28094	10/23/2025	Outstanding		$4,955.00	228592	Invoice	50	EMMONS BUSINESS INTERIORS	SHADE PANELS	12345000 - 7001	FIXED ASSET	10/21/2025	$4,955.00
28095	10/23/2025	Outstanding		$3,750.00	17405	Invoice	2454	ELECTRICAL ENERGY EXPERTS LLC	GROUND FAULT TESTING	34345000 - 6205	BLDING & INFRSTRCTRE REPAIRS	10/22/2025	$3,750.00
28096	10/23/2025	Outstanding		$27.94	UniAllow10/25 - Wex	Invoice	1316	EMPLOYEES	Wex Uni Allowance - S/S Shirts	10210000 - 5305	UNIFORM ALLOWANCE	10/16/2025	$27.94
28097	10/23/2025	Outstanding		$170.27	EmpReim10/25 Pavlik	Invoice	1316	EMPLOYEES	R25-50 Trunk-Or-Treat Candy/Su	10210102 - 6008	OTHER SUPPLIES	10/16/2025	$170.27
28098	10/23/2025	Outstanding		$190.00	25-135 Mitchell	Invoice	1316	EMPLOYEES	Mitchell Travel Reimburse - Ne	10210000 - 6002	PROFESSIONAL DEVELOPMENT	10/16/2025	$95.00
										10210111 - 6002	PROFESSIONAL DEVELOPMENT	10/16/2025	$95.00
											Line Item Total		**$190.00**
28099	10/23/2025	Outstanding		$466.35	UniAll10/25 Gierach	Invoice	1316	EMPLOYEES	Gierach Uni Allow - Vehicle Sa	10210000 - 5305	UNIFORM ALLOWANCE	10/16/2025	$466.35

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
28100	10/23/2025	Outstanding		$42.50	UniAll10/25 Rebholz	Invoice	1316	EMPLOYEES	Rebholz Uni Allow - L/S Tee, B	10210000 - 5305	UNIFORM ALLOWANCE	10/16/2025	$42.50
28101	10/23/2025	Outstanding		$76.57	REIM WELLPURCH 10/25	Invoice	1316	EMPLOYEES	REIBMURSE FOOD INGREDIENT PURC	16190902 - 6008	OTHER SUPPLIES	10/13/2025	$76.57
28102	10/23/2025	Outstanding		$23.80	MCBRIDE ICC 101325	Invoice	1316	EMPLOYEES	BROWN DEER ICC MEETING MILEAGE	10110000 - 6099	OTHER EXPENSES	10/13/2025	$23.80
28103	10/23/2025	Outstanding		$5,701.22	EMS-018961	Invoice	2231	EMS MANAGEMENT & CONSULTANTS, INC.	August 2025 Payments	10220203 - 6202	GENERAL SERVICES	10/17/2025	$5,701.22
28104	10/23/2025	Outstanding		$625.08	0298344	Invoice	519	FERGUSON ENTERPRISES	Supplies for Mains	50814673 - 6009	REPAIR PARTS	10/16/2025	$625.08
28105	10/23/2025	Outstanding		$4,515.00	665945	Invoice	2188	HALL, RENDER, KILLIAN, HEATH & LYMAN, P.C.	2400 Mayfair Road Property Auc	36710000 - 6099	OTHER EXPENSES	10/13/2025	$4,515.00
28106	10/23/2025	Outstanding		$12,424.35	5270667900	Invoice	2398	HONEYWELL FIRE SYSTEMS US	Service Contract Period 08/01/	24144000 - 6407	DEPRECIATION	10/16/2025	$12,424.35
28107	10/23/2025	Outstanding		$2,131.61	8158 Comp Plan Tosa	Invoice	2121	HOUSEAL LAVIGNE ASSOCIATES, LLC	Comprehensive Plan	10610000 - 6203	CONSULTING SERVICES	10/22/2025	$2,131.61
28108	10/23/2025	Outstanding		$1,163.82	181050325	Invoice	940	HUMANADENTAL INS. CO.	November 2025	17190000 - 6209	CLAIMS ADMINISTRATION	10/21/2025	$1,163.82
28109	10/23/2025	Outstanding		$95.00	2025 IAI Kirby 56962	Invoice	2346	INTERNATIONAL ASSOCIATION FOR IDENTIFICATION	IAI Membership - Stephen Kirby	10210000 - 6005	MEMBERSHIPS AND DUES	10/23/2025	$95.00
28110	10/23/2025	Outstanding		$24,907.00	CDBG-25-1417	Invoice	1300	LIFE NAVIGATORS INC	Life Nav 1666 V7075681 GY2025	13630306 - 6603	GRANT EXPENDITURE	10/15/2025	$24,907.00
28111	10/23/2025	Outstanding		$2,400.00	REF FEE 06272024	Invoice	1607	MILWAUKEE COUNTY TREASURER	PARCEL 3760176000 1675 N 121S	10620000 - 4626	PROPERTY MAINT INPECTION	10/13/2025	$2,400.00
28112	10/23/2025	Outstanding		$2,400.00	REF FEE 10022023	Invoice	1607	MILWAUKEE COUNTY TREASURER	PARCEL 3820011000 1176 KAVANAU	10620000 - 4626	PROPERTY MAINT INPECTION	10/13/2025	$2,400.00
28113	10/23/2025	Outstanding		$515,475.19	1001045	Invoice	189	MILWAUKEE METRO SEWER DISTRICT	MMSD DIST 3	51830000 - 6214	WASTEWATER TREATMENT SERVICES	10/10/2025	$468,445.55

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
28113	10/23/2025	Outstanding		$515,475.19	1001046	Invoice	189	MILWAUKEE METRO SEWER DISTRICT	MMSD DIST 3	51830000 - 6214	WASTEWATER TREATMENT SERVICES	10/10/2025	$47,029.64
											Line Item Total		**$515,475.19**
28114	10/23/2025	Outstanding		$850.00	1450	Invoice	2333	MOOLAH BRED STUDIOS LLC	repair to art bench	32515000 - 6099	OTHER EXPENSES	10/13/2025	$850.00
28115	10/23/2025	Outstanding		$25,900.00	1212	Invoice	2479	MOON CONTRUCTION LLC	Flood Recovery 2025 Muellner b	34345000 - 6205	BLDING & INFRSTRCTRE REPAIRS	10/21/2025	$10,200.00
										34345000 - 6205	BLDING & INFRSTRCTRE REPAIRS	10/21/2025	$4,450.00
					1213	Invoice	2479	MOON CONTRUCTION LLC	Flood Recovery 2025 Muellner b	34345000 - 6205	BLDING & INFRSTRCTRE REPAIRS	10/21/2025	$11,250.00
											Line Item Total		**$25,900.00**
28116	10/23/2025	Outstanding		$30.00	2025 Sandoval	Invoice	1679	NOTARY BOND RENEWAL SERVICE	2025 Notary Bond Renewal - San	10210000 - 6005	MEMBERSHIPS AND DUES	10/16/2025	$30.00
28117	10/23/2025	Outstanding		$100.00	Mepr2025-2067	Invoice	99999	ONE TIME VENDOR	mepr2025-2067	10620000 - 4454	PLUMBING PERMITS	10/9/2025	$100.00
28118	10/23/2025	Outstanding		$18.28	77121464	Invoice	99999	ONE TIME VENDOR	Parking Ticket Overpayment/Sta	10210000 - 4504	PARKING	10/16/2025	$13.28
										10210000 - 6202	GENERAL SERVICES	10/16/2025	$5.00
											Line Item Total		**$18.28**
28119	10/23/2025	Outstanding		$253.00	25-29421 Simplot	Invoice	99999	ONE TIME VENDOR	Simplot, Jamin J (M/W 10/19/84	10 - 2501	DUE BAIL	10/16/2025	$253.00
28120	10/23/2025	Outstanding		$50.00	MEPR2025-1823	Invoice	99999	ONE TIME VENDOR	MEPR2025-1823	10620000 - 4456	ELECTRICAL PERMITS	10/9/2025	$50.00
28121	10/23/2025	Outstanding		$50.00	MEPR2025-1872	Invoice	99999	ONE TIME VENDOR	MEPR2025-1872 Flood Damage Per	10620000 - 4452	HVAC PERMITS	10/9/2025	$50.00
28122	10/23/2025	Outstanding		$70.00	MEPR2025-1873	Invoice	99999	ONE TIME VENDOR	MEPR2025-1873	10620000 - 4456	ELECTRICAL PERMITS	10/9/2025	$70.00

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
28123	10/23/2025	Outstanding		$50.00	mepr2025-1912	Invoice	99999	ONE TIME VENDOR	Flood Permit	10620000 - 4454	PLUMBING PERMITS	10/9/2025	$50.00
28124	10/23/2025	Outstanding		$50.00	MEPR2025-2011	Invoice	99999	ONE TIME VENDOR	Flood Permit MEPR2025-2011	10620000 - 4454	PLUMBING PERMITS	10/9/2025	$50.00
28125	10/23/2025	Outstanding		$7.00	102220251	Invoice	99999	ONE TIME VENDOR	Witness Fees for court	10130000 - 6099	OTHER EXPENSES	10/22/2025	$7.00
28126	10/23/2025	Outstanding		$130.00	88211889	Invoice	99999	ONE TIME VENDOR	Parking Ticket Overpayment/Sta	10210000 - 6202	GENERAL SERVICES	10/16/2025	$5.00
										10210000 - 4504	PARKING	10/16/2025	$125.00
											Line Item Total		**$130.00**
28127	10/23/2025	Outstanding		$70.00	MEPR2025-1830	Invoice	99999	ONE TIME VENDOR	MEPR2025-1830	10620000 - 4456	ELECTRICAL PERMITS	10/9/2025	$70.00
28128	10/23/2025	Outstanding		$85.00	REF INV-00012432	Invoice	99999	ONE TIME VENDOR	REFUND PERMIT INV-00012432 REF	10220000 - 4499	OTHER PERMITS	10/13/2025	$85.00
28129	10/23/2025	Outstanding		$7.00	October 22 25	Invoice	99999	ONE TIME VENDOR	Witness Fee for court	10130000 - 6099	OTHER EXPENSES	10/22/2025	$7.00
28130	10/23/2025	Outstanding		$5,600.00	October 22 2025	Invoice	99999	ONE TIME VENDOR	Damages for tree removal	18190340 - 6403	CLAIMS	10/22/2025	$5,600.00
28131	10/23/2025	Outstanding		$454.00	MEPR2025-2240	Invoice	99999	ONE TIME VENDOR	Overpayment on Permit	10620000 - 4456	ELECTRICAL PERMITS	10/10/2025	$454.00
28132	10/23/2025	Outstanding		$400.00	October 20, 2025	Invoice	99999	ONE TIME VENDOR	Gutter replacement	18190310 - 6403	CLAIMS	10/20/2025	$400.00
28133	10/23/2025	Outstanding		$50.00	mepr2025-1836	Invoice	99999	ONE TIME VENDOR	Flood Permit MEPR2025-1836	10620000 - 4454	PLUMBING PERMITS	10/9/2025	$50.00
28134	10/23/2025	Outstanding		$50.00	MEPR2025-1815	Invoice	99999	ONE TIME VENDOR	Mepr2025-1815	10620000 - 4454	PLUMBING PERMITS	10/9/2025	$50.00
28135	10/23/2025	Outstanding		$50.00	MEPR2025-1920	Invoice	99999	ONE TIME VENDOR	Flood Permit MEPR2025-1920	10620000 - 4454	PLUMBING PERMITS	10/10/2025	$50.00

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
28136	10/23/2025	Outstanding		$70.00	MEPR2025-2033	Invoice	99999	ONE TIME VENDOR	Contractor cancelled permit ME	10620000 - 4456	ELECTRICAL PERMITS	10/10/2025	$70.00
28137	10/23/2025	Outstanding		$8,950.00	J002381	Invoice	662	REFRACTORY SERVICE	Refractory Services for the FT	14220000 - 6603	GRANT EXPENDITURE	10/14/2025	$8,950.00
28138	10/23/2025	Outstanding		$805.30	INV-WI-4176	Invoice	231	RELIANT FIRE APPARATUS INC	Spreader 2 Battery Connectors	10220000 - 6206	EQUIPMENT REPAIRS	10/14/2025	$325.01
					INV-WI-4264	Invoice	231	RELIANT FIRE APPARATUS INC	Spreader 2 Battery Connectors	10220000 - 6206	EQUIPMENT REPAIRS	10/14/2025	$233.70
					INV-WI-4361	Invoice	231	RELIANT FIRE APPARATUS INC	Spreader 2 Battery Connectors	10220000 - 6206	EQUIPMENT REPAIRS	10/21/2025	$47.09
					INV-WI-4434	Invoice	231	RELIANT FIRE APPARATUS INC	Spreader 2 Battery Connectors	10220000 - 6206	EQUIPMENT REPAIRS	10/21/2025	$199.50
											Line Item Total		**$805.30**
28139	10/23/2025	Outstanding		$1,881.92	29744	Invoice	242	SCHOKS AUTO BODY & REFINISHING	M-96 ACCIDENT REPAIR	20335000 - 6206	EQUIPMENT REPAIRS	10/15/2025	$1,881.92
28140	10/23/2025	Outstanding		$32.95	4888420	Invoice	243	SCHWAAB INC	Notary Stamp - Pavlik	10210000 - 6005	MEMBERSHIPS AND DUES	10/23/2025	$32.95
28141	10/23/2025	Outstanding		$4,068.45	163141	Invoice	251	SIGMA GROUP INC	Environmental Services	12360000 - 7001	FIXED ASSET	10/13/2025	$1,281.35
					163279	Invoice	251	SIGMA GROUP INC	Environmental Services	34345000 - 6205	BLDING & INFRSTRCTRE REPAIRS	10/22/2025	$2,787.10
											Line Item Total		**$4,068.45**
28142	10/23/2025	Outstanding		$1,532.18	05076215	Invoice	1291	STARK PAVEMENT CORPORATION	STARK TICKETS 10/14-10/16	50814673 - 6108	ASPHALT	10/21/2025	$1,532.18
28143	10/23/2025	Outstanding		$480.00	081710	Invoice	1113	STATZ RESTORATION & ENGINEERING COMPANY INC	FITNESS ROOM BENCH INSTALL	22355000 - 6205	BLDING & INFRSTRCTRE REPAIRS	10/21/2025	$480.00
28144	10/23/2025	Outstanding		$12,954.78	I810396	Invoice	273	TAPCO	Street Signs for Traffic Signa	12320000 - 7001	FIXED ASSET	10/16/2025	$6,198.18
					I811154	Invoice	273	TAPCO	Street Signs for Traffic Signa	12320000 - 7001	FIXED ASSET	10/16/2025	$6,756.60
											Line Item Total		**$12,954.78**

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
28145	10/23/2025	Outstanding		$251.20	43678	Invoice	181	THE ALSTAR COMPANY LLC	STACK LIGHTS	26360000 - 6205	BLDING & INFRSTRCTRE REPAIRS	10/21/2025	$251.20
28146	10/23/2025	Outstanding		$4,950.00	2606	Invoice	2485	THOUGHTFUL CRAFTSMEN INC	wood cleaning & treatment of T	12345000 - 7002	NON FIXED ASSET	10/13/2025	$4,950.00
28147	10/23/2025	Outstanding		$1,301.23	113-9020424-3911427	Invoice	2030	TOSA YOGA, LLC	CDA bldg imprvmnt forgivable L	38615000 - 6099	OTHER EXPENSES	10/22/2025	$1,301.23
28148	10/23/2025	Outstanding		$1,200.00	INV148244	Invoice	271	TOTAL ENERGY SYSTEMS LLC	Egen-5101 - Generator Repair/S	10220000 - 6205	BLDING & INFRSTRCTRE REPAIRS	10/14/2025	$1,200.00
28149	10/23/2025	Outstanding		$11,878.56	693625068877	Invoice	1280	UHS PREMIUM BILLING	UHC Admin Feeds November	16190000 - 6209	CLAIMS ADMINISTRATION	10/10/2025	$11,878.56
28150	10/23/2025	Outstanding		$857.34	0758596210	Invoice	192	US CELLULAR	Monthly charges 10/24/2025 - 1	10310000 - 6306	TELECOMMUNICATIONS	10/13/2025	$132.62
										34345000 - 6306	TELECOMMUNICATIONS	10/13/2025	$66.31
										10625000 - 6306	TELECOMMUNICATIONS	10/13/2025	$289.09
										10325000 - 6306	TELECOMMUNICATIONS	10/13/2025	$42.91
										10410000 - 6306	TELECOMMUNICATIONS	10/13/2025	$29.05
										10620000 - 6306	TELECOMMUNICATIONS	10/13/2025	$125.73
										10151000 - 6306	TELECOMMUNICATIONS	10/13/2025	$42.91
										10410000 - 6306	TELECOMMUNICATIONS	10/13/2025	$128.72
											Line Item Total		**$857.34**
28151	10/23/2025	Outstanding		$120.00	2925	Invoice	1385	WI RURAL WATER ASSN	Training 9/18 Online CC Class	50816930 - 6002	PROFESSIONAL DEVELOPMENT	10/22/2025	$120.00
28152	10/23/2025	Outstanding		$2,590.00	17569531	Invoice	881	WS DARLEY & COMPANY	Ice rescue equipment	14220000 - 6603	GRANT EXPENDITURE	10/21/2025	$2,590.00

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
50048	10/2/2025	Cleared	10/2/2025	$343,355.66	77695	Invoice	2269	DORNER INC	24-01 W POTTER RD AND N 109TH	38810000 - 7001	FIXED ASSET	10/1/2025	$2,844.00
										12315003 - 7001	FIXED ASSET	10/1/2025	$156.20
										52840000 - 7001	FIXED ASSET	10/1/2025	$802.62
										12315001 - 7001	FIXED ASSET	10/1/2025	$2,302.31
										12325000 - 7001	FIXED ASSET	10/1/2025	$337,184.30
										12315001 - 7001	FIXED ASSET	10/1/2025	$66.23
											Line Item Total		**$343,355.66**
50049	10/2/2025	Cleared	10/2/2025	$1,213,796.74	PMT 4&5	Invoice	1317	GLOBE CONTRACTORS INC	25-01 WISCONSIN AVE AND 70TH S	12315001 - 7001	FIXED ASSET	10/2/2025	$255,272.52
										12320000 - 7001	FIXED ASSET	10/2/2025	$264,911.00
										12325000 - 7001	FIXED ASSET	10/2/2025	$58,813.75
										52840000 - 7001	FIXED ASSET	10/2/2025	$436,993.72
										12315003 - 7001	FIXED ASSET	10/2/2025	$53,722.50
										51830000 - 7001	FIXED ASSET	10/2/2025	-$117,443.25
										50814673 - 7002	NON FIXED ASSET	10/2/2025	$101,487.00
										51830000 - 7003	NON CITY ASSET	10/2/2025	$160,039.50
											Line Item Total		**$1,213,796.74**
50050	10/2/2025	Cleared	10/2/2025	$3,900.00	September 22 2025	Invoice	241	LAW OFFICES OF GEORGE M. SCHIMMEL	Municipal Prosecution Fee	10131000 - 6204	LEGAL SERVICES	9/26/2025	$3,900.00
50051	10/2/2025	Cleared	10/2/2025	$4,609.80	77609	Invoice	298	WAUWATOSA PROFESSIONAL FIREFIGHTERS ASSOC	Payroll Run 1 - Warrant 2520B1	10 - 2313	UNION DUES - FIRE	10/2/2025	$4,609.80
50052	10/16/2025	Cleared	10/16/2025	$4,609.80	78019	Invoice	298	WAUWATOSA PROFESSIONAL FIREFIGHTERS ASSOC	Payroll Run 1 - Warrant 2521B1	10 - 2313	UNION DUES - FIRE	10/16/2025	$4,609.80
50053	10/23/2025	Cleared	10/23/2025	$3,900.00	October 22,2025	Invoice	241	LAW OFFICES OF GEORGE M. SCHIMMEL	Municipal Prosecution	10131000 - 6204	LEGAL SERVICES	10/22/2025	$3,900.00
Total	**345**			**$7,266,210.34**									

File #: 25-2015 **Agenda Date:** 10/28/2025 **Agenda #:** 1.

Resolution approving an encroachment within a public utility easement at 1033 N. Mayfair Road for Terry Meyer of The Sigma Group on behalf of Midwest GI Specialists LLC

WHEREAS, an application has been made to the Common Council of the City of Wauwatosa (hereinafter "City") by The Sigma Group on behalf of Midwest GI Specialists LLC, 1033 N. Mayfair Road, Wauwatosa, WI, (hereinafter "the Applicant(s)") to encroach upon the City right-of-way within a 20 feet wide utility easement;

WHEREAS, the Common Council of the City of Wauwatosa has granted to said Applicant(s) a privilege for the aforesaid encroachment subject to the execution of an Indenture to the City of Wauwatosa;

NOW, THEREFORE, BE IT RESOLVED THAT in consideration of the granting of said privilege by the Common Council of the City of Wauwatosa to said Applicant(s) and the Applicant(s)' acceptance of said privilege, the Applicant(s) do(es) hereby covenant unto the City of Wauwatosa as follows:

Applicant(s) shall secure and pay for all permits required by any governing body or agency before commencing repair or maintenance work on said right-of-way. All construction, maintenance, and repairs within the above-described property shall be completed at no expense to the City and be in compliance with all applicable laws.

Applicant(s) shall execute a hold harmless agreement.

By: Board of Public Works

Recommendation: Approve 6-0

File #: 25-2023 **Agenda Date:** 10/28/2025 **Agenda #:** 2.

Resolution approving the vacation of an existing storm sewer easement within the parcel owned by Pilgrim Lutheran Church at 6717 W. Center Street

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa THAT a Storm Sewer Easement within the parcel owned by Pilgrim Lutheran Church, 6717 W. Center Street, with the details more thoroughly outlined in the Board of Public Works meeting from October 21, 2025, be hereby vacated.

By: Board of Public Works

Recommendation: Approve 5-0

File #: 25-2024 **Agenda Date:** 10/28/2025 **Agenda #:** 3.

Resolution approving the final payment for Project 5118 / Contract 25-50 Alice Street Water Reservoir Rehabilitation

WHEREAS, L&T Painting was contracted to work with the City of Wauwatosa under Contract 25-50/Project 5118 and the same is ready for final payment; and,

WHEREAS, L&T Painting has completed the work of the 2025 Alice Street Water Reservoir Rehabilitation Project at 1506 Alice Street;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin that the work of Alice Street under Contract 25-50 is hereby accepted.

By: Board of Public Works

Recommendation: Approve 5-0

FUTURE COUNCIL COMMITTEE AGENDA ITEMS

Community Affairs Committee

Mtg Date	Item	Sponsor	Leg File #
11/11/2025	Senior Commission Annual Report	Commission	25-1928
12/2/2025	Historic Preservation Commission Annual Report	Commission	25-1929
TBD	Consideration of Common Council resolution urging the Wisconsin Interscholastic Athletic Association (WIAA) to extend its harassment protocols beyond tournament play to cover all regular season contests	Phillips	
TBD	Review of the No Mow May ordinance	Dolan	
TBD	Design review standards for the Village of Wauwatosa	Fuerst	
TBD	Discussion on the definition of affordable housing and related metrics	Arney	
TBD	*Consideration of request by Alderperson Meindl to create an exemption to the overnight parking regulations due to employment or driveway constraints	Meindl	25-0739

*Memo received

FUTURE COUNCIL COMMITTEE AGENDA ITEMS

Financial Affairs Committee

Mtg Date	Item	Sponsor	Leg File #
11/4/2025	2025 Capital budget review, amendments, recommendation for adoption	Finance	
11/11/2025	2025 Operating/Capital budget review - if necessary	Finance	
12/9/2025	Consideration for approval of contract(s) for Police Department personnel uniforms and equipment for 2026 to 2028, with three 1-year extension options	Police	25-1926
12/9/2025	Consideration for approval of contract(s) for Police Department towing services for 2026 to 2028, with three 1-year extension options	Police	25-1927
TBD	*Consideration of a gun buyback program (item held at the 9/13/22 meeting)	Lowe	11920
TBD	Discussion of the Community Development Authority's affordable housing fund and its possible uses	Arney	
TBD	Discussion on the City's policy regarding the use of special assessments	Makhlouf	

*Memo received

Mtg Date	Item	Sponsor	Leg File #
11/11/2025	Review and consideration of 2026 Common Council meeting calendar (held at 10/21/2025 meeting)	City Clerk	25-1292
11/11/2025	Visit Milwaukee and Discover Wauwatosa Annual Report	Tourism Commission	25-1093
11/11/2025	Police and Fire Commission Annual Report	Commission	25-1930
12/9/2025	Commission for Persons with Disabilities Annual Report	Commission	25-1931
TBD	Discussion and consideration of alcohol licensing policies	Morgan	
TBD	Consideration of request by Alderperson Franzen for the creation of a code of decorum for the Common Council	Franzen	25-0793
TBD	*Consideration of request by Alderperson Meindl for Resolution in support of 2025 Senate Bill 208 – Prohibiting Hedge Fund Ownership of Single-Family Homes	Meindl	

*Memo received

Mtg Date	Item	Sponsor	Leg File #
12/9/2025	Bicycle and Pedestrian Facilities Committee Annual Report	Committee	25-1932
TBD	Consideration of traffic signals at the Highway 100 and Menomonee River Parkway intersection	Wilke	

*Memo received

Mtg Date	Item	Sponsor	Leg File #
10/28/2025	Overview of the 2026 Capital Budget	Administration	
11/18/2025	City Administrator Review		

*Memo received

FUTURE COUNCIL COMMITTEE AGENDA ITEMS

Common Council

Mtg Date	Item	Sponsor	Leg File #
10/28/2025	Public hearing on the 2026 Operating budget	Administration	25-1933
11/18/2025	Resolution approving the 2026 City of Wauwatosa Operating Budget	Administration	
12/16/2025	Appointment of Election Inspectors for the 2026-2027 term	City Clerk	