



# Wauwatosa, WI

7725 W. North Avenue  
Wauwatosa, WI 53213

## Signature Report

Resolution-Council: R-25-162

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File Number: 25-2151

Enactment Number: R-25-162

**Resolution approving 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**

WHEREAS Jordan Cole applied for a Conditional Use Permit in the Neighborhood/Village Trade (C1) district at 7603 W. State Street to operate a drinking establishment/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 Jordan Cole subject to:

1. Hours of operation Monday through Friday, from 12:00 pm to 2:00 am, Friday and Saturday from 11:00 am to 2:30 am, and Sunday from 11:00 am to 12:00 am. If noise complaints or late-night disturbance complaints are received, the applicant shall take corrective action to resolve those complaints. This may include but is not limited adjusting hours of operation. Issues must be resolved to the satisfaction of the Planning Division Manager.
2. The subject property and building are located in the floodplain and is subject to the requirements and procedures in WMC 24.13.010.
3. Short- and long-term bike parking must be provided in compliance with WMC 24.11.080.
4. Per WMC 24.12.040.A.2, 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.
5. Per WMC 24.12.040.A.1, 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- and C-zoned properties by a solid fence, solid wall, dense hedge, or combination of such features. The hedge, fence, or wall must be tall enough to screen the equipment.
6. Providing detailed costs of any alterations and/or new construction, as well as income & expense as requested by the Assessor's office.
7. 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.
8. 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

Adopted   
City Clerk Deyanira Nevarez

Approved   
Mayor Dennis McBride

Date 11/20/25

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