



Wauwatosa, WI

Community Affairs Committee

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Tuesday, July 9, 2024

7:30 PM

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

Regular Meeting

CALL TO ORDER

Chairperson Sean Lowe called the meeting to order at 7:33 PM.

ROLL CALL

Present 7 Alderperson District 5 Chair Sean Lowe
Alderperson District 6 Aletha Champine
Alderperson District 3 Robin Brannin
Alderperson District 2 Brad Foley
Alderperson District 4 Ernst Franzen
Alderperson District 1 Andrew Meindl
Alderperson District 8 Chair Jason Wilke

Excused 1 Alderperson District 7 Vice Chair Amanda Fuerst

ORDINANCES FOR ADOPTION CONSIDERATION

- 1. Ordinance amending the Official Zoning Map of the City of Wauwatosa from Single Family Residential (R1-6) District to Neighborhood Village Trade/Planned Unit Development (C1/PUD) District at 7460 Blanchard Street**

[24-0864](#)

Recommendation: Ready for adoption, Adopt 4-3

Presentation by Development Director Paulette Enders, Planning and Zoning Manager Tammy Szudy, and applicant Phil Aiello.

RESULT: RECOMMENDED FOR ADOPTION

MOVER: Aletha Champine

SECONDER: Jason Wilke

COMMUNITY AFFAIRS COMMITTEE ITEMS

- 1. Request by Phillip Aiello, Mandel Group Inc., for a Preliminary Planned Unit Development at 1330 Wauwatosa Avenue, 7463 Harwood Avenue, and 7460/7462 and 7470 Blanchard Street for a multi-unit residential development (Harlow & Hem)**

[24-0872](#)

Presentation by Development Director Paulette Enders, Planning and Zoning Manager Tammy Szudy, and applicant Phil Aiello.

Public Comments

Alderson-District 6 Joe Phillips, 2044 Ludington Ave. - Spoke in support.
 Steve Waclawski, 2648 N. Lefebber Ave. - Asked about parking.
 Laura Hanson, 1747 N. 73rd St. - Spoke in opposition.
 Joel Agacki, 7636 Rogers Ave. - Spoke in support.
 Jim Romnel, 11731 W. Courtland Ave. - Spoke in support.
 Deborah Dorn, 2526 N. 73rd St. - Asked to pause the proposal
 Sandy Zellmer, 2472 N. 65th St. - Spoke about accessible parking and affordable housing.
 Gina Barker, 11014 W. Harvard Ln. - Spoke in opposition.
 Ann Kammerer, 728 N. 113th St. - Spoke in opposition.
 Barb Schoenherr, 1324 N. 74th St. - Spoke in opposition.
 Jim Haertel, 2022 N. 117th St. - Spoke in support.
 Dain Maddox, 105 N. 88th St. - Spoke in opposition.
 Rezonn Dahlin-Klein, 6223 Washington Ci. - Spoke in opposition.
 Jane Keelan, 1512 Mower Ct. - Spoke in opposition.
 Patti Scholtka, 8000 Warren Ave. - Spoke in opposition.
 Russ Drover, 9116 Jackson Park Blvd. - Spoke in opposition.
 Bret Swisher, 1827 N. 73rd St. - Spoke in opposition.
 Katherine Whitlock, 2789 N. Mayfair Ct. - Spoke in opposition.
 Nick Jermstad, 2664 N. 117th St. - Spoke in support.
 Deb O'Connor-Callahan, 1832 Alta Vista Ave. - Spoke in opposition.
 Paul Jonas, 2445 N. Harding Blvd. - Spoke in support.
 Katie Fennig, 8320 Jackson Park Blvd. - Spoke in opposition.
 Indy Stluka, 746 N. 112th St. - Spoke in opposition.
 Lisa Maglio, 271 N. 113th St. - Spoke in opposition.
 Brad Cortright, 2127 N. 60th St. - Spoke in opposition.
 Jane Conarchy, 2651 N. Lefebber Ave. - Spoke in opposition.
 Alderson-District 3 Joe Makhlof, 772 N. 116th St. - Spoke in opposition.

The Motion included the following additional conditions:

- Compliance with City Code 24.12.030.B.2 - at least 10% of the interior of vehicular use areas must be landscaped. If necessary, the landscaping can be vertical.
- Compliance with City Code 24.12.030.B.3.a - landscape islands and medians must be at least 10 feet in width.
- Compliance with City Code 24.12.030.B.3.d - shade trees with silva cells must be provided in interior landscape islands at a minimum rate of one tree per 180 square feet of required interior landscape area.
- Roof top / courtyard amenities to include furniture, shade structure(s), firepit(s), grill station(s), site lighting, and planters.
- Connector walk from surface parking lot to be ADA ramp with no steps.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Aletha Champine

SECONDER: Jason Wilke

Aye: 4 Ald Lowe, Ald Champine, Ald Brannin, and Ald Wilke

Nay: 3 Ald Foley, Ald Franzen, and Ald Meindl

Excused: 1 Ald Fuerst

ADJOURNMENT

Meeting adjourned at 9:36 PM.

