



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Signature Report

Resolution-Council: R-25-122

File Number: 25-1464

Enactment Number: R-25-122

Resolution approving a Conditional Use Permit in the Neighborhood/Village Trade (C1) zone at 7487 Harwood Avenue to allow for the operation of an event facility and outdoor seating area to be shared with the northern adjacent property (Draft & Vessel), Nathaniel Davauer, Draft & Vessel, applicant

WHEREAS, Nathaniel Davauer, Draft & Vessel, applied for a Conditional Use Permit in the Neighborhood/Village Trade (C1) zone at 7487 Harwood Avenue for the operation of an event facility and outdoor seating, and;

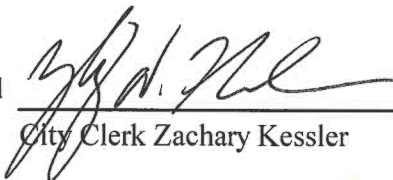
WHEREAS, this request was reviewed and recommended by the City Plan Commission to be necessary for the public convenience at that location; located and proposed to be operated in such manner which will protect the public health, safety, and welfare; and was found to be compatible with surrounding uses;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin hereby grants a Conditional Use Permit to Nathaniel Davauer, Draft & Vessel,, subject to:

1. Hours of operation: Monday-Thursday: 3:00 PM - 11:00 PM, Friday-Saturday: 12:00 PM - 12:00 AM, and Sunday: 1:00 PM - 8:00 PM. If noise complaints or late-night disturbance complaints are received regarding the outdoor patio area, the applicant shall take corrective action to resolve those complaints. This may include but is not limited adjusting hours for the patio area, modifying activities and operations, or discontinuing use of the patio. Issues must be resolved to the satisfaction of the Planning Division Manager.
2. Short- and long-term bike parking must be provided in compliance with WMC 24.11.080.
3. 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. See 24.12.040.A.2 for requirements.
4. 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 much 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.
5. Providing detailed costs of any alterations and/or new construction, as well as income & expense as requested by the Assessor's office.
6. Site civil plans, landscape plans, and fire flow calculations addressing Engineering Division comments must be submitted to and reviewed by the Engineering Division prior to issuing building permits.
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  Date 10-2-25
City Clerk Zachary Kessler

Approved  Date 10/2/25
Mayor Dennis McBride