



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Signature Report

Resolution-Council: R-24-114

File Number: 24-1016

Enactment Number: R-24-114

Resolution approving a Conditional Use Permit in the General Commercial (C2) zone at 7229 W. Center Street for a day care facility, Michael Peine, Michael Peine Architects, applicant

WHEREAS, Michael Peine, Michael Peine Architects, applied for a for a Conditional Use Permit in the General Commercial (C2) zone at 7229 W. Center Street for a day care facility, 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;

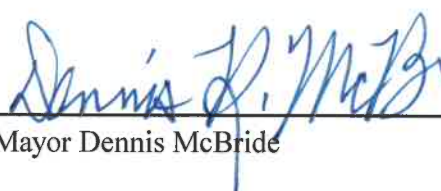
NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin hereby grants a Conditional Use Permit to Michael Peine, Michael Peine Architects, subject to:

1. Hours of operation Monday - Friday, from 6:00 am to 9:00 pm, and Saturday and Sunday from 6:00 am to 6:00 pm.
2. If the City receives complaints regarding parking, the applicant shall take corrective action to resolve all parking issues to the satisfaction of the Planning Manager and Public Works Director.
3. Providing detailed costs of any alterations and/or new construction, as well as income & expense as requested by the Assessor's office.
4. Short- and long-term bicycle parking must be provided in compliance with City Code prior to issuing Occupancy permit.
5. Submittal of a parking lot/site plan addressing all comments in the Engineering comments section of this report prior to issuing occupancy.
6. Any building project in excess of \$100,000 is subject to sanitary sewer lateral replacement or repair if the existing lateral does not pass Board of Public Works testing requirements according to City Code 13.30.030.
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, including State of Wisconsin group child care center licensing.
9. Installing bollards around the outdoor play area.
10. Submitting a copy of the parking space lease agreement with the neighboring property (Tosa Block Party) to the Development Department prior to issuing occupancy permit.

By: Plan Commission

Adopted 
City Clerk Steven Braatz

Date 7-16-24

Approved 
Mayor Dennis McBride

Date 7/18/24