

**MINUTES OF PLAN COMMISSION
FOR THE CITY OF CUDAHY, WI HELD AT THE MUNICIPAL BUILDING ON
January 12, 2016**

CALL TO ORDER

1. Meeting was called to order by Mayor John Hohenfeldt at 7:00 pm.

OPENING STATEMENT

Prior to the meeting, notice was given to the community and posted in the appropriate places. Notice was also given to the news media that requested it, namely the Milwaukee Journal-Sentinel and MyCommunityNow.com.

ROLL CALL

The following members of the Plan Commission were present for roll call: Commissioner Mike Nelson, Alderman Justin Morales, Commissioner Nick Gates, Commissioner Harry Savagian, Commissioner Jim Zsebe and Alderman Dick Bartoshevich. Also present was Economic Development Director Brian Biernat.

2. Review and take appropriate action on the meeting minutes of December 8, 2015. Motion was made by Alderman Bartoshevich, seconded by Commissioner Nelson to approve the minutes. Motion carried unanimously.

OLD BUSINESS

3. None

NEW BUSINESS

PUBLIC HEARING (7:05 PM)

4. Conditional Use public hearing to review an application by Ramel Hill, Acelero Learning Wisconsin, Inc., 5801 South Packard Avenue, for construction of an accessory use fenced play yard under a lease agreement with the abutting property owner at 5779 South Packard Avenue, subject to joint use approval. The proposal reflects an extension of the existing conditional use and requires amendment to the original conditional use permit for the principal use, subject to a public hearing.

Economic Development Director Brian Biernat gave staff comments. The tenant space is in the Pick & Save multitenant building. The state requirements for a commercial day-care center is to provide for an outdoor recreational space. Acelero negotiated an agreement with owner of the north adjacent property to lease space for the outdoor area.

Ramel Hill of Acelero gave applicant presentation. Answers to questions from the Plan Commission: Acelero will operate two separate sites within the multitenant building, each with its own outdoor recreational area. There have been no noise concerns from neighboring residential uses. The outdoor space will be accessed by rear door and pathway to gate in fence. The fenced space will be buffered from the railroad tracks by trees.

There were no public comments regarding the proposed use.

Public hearing closed at 7:15 pm.

5. Appropriate action regarding a conditional use application by Ramel Hill, Acelero Learning Wisconsin, Inc., 5801 South Packard Avenue, for construction of an accessory use fenced play yard under a lease agreement with the abutting property owner at 5779 South Packard Avenue, subject to joint use approval. Motion made by Commissioner Zsebe, seconded by Alderman Morales, to approve the

extension of the conditional use and joint use agreement with abutting property. Motion carried unanimously.

PUBLIC HEARING (7:17 PM)

6. Conditional Use public hearing to review an application by Ross E. Pope, Redstone Commercial for leasehold and occupancy at 5656 South Packard Avenue by a Salvation Army Resale Store. The proposal is defined as a conditional use with the B-2 Community Business District, subject to a public hearing.

Brian Biernat gave staff comments. The former tenant of the building was an Aldi grocery store. The only changes proposed are a new entryway for donation drop-off.

Ross Pope of Redstone Commercial gave applicant presentation. The proposed front door will be glass automatic. There will be interior renovations to convert to retail space. The docks in the rear will be used. Answers to questions from the Plan Commission: it is a 10 year lease. It is a similar Salvation Army as one located outside the City.

Carla Jaeger of 3625 E Birchwood Avenue gave public comment expressing concern over the clientele invited to the area.

Public hearing closed at 7:22 pm.

7. Appropriate action regarding a conditional use application by Ross E. Pope, Redstone Commercial for leasehold and occupancy at 5656 South Packard Avenue by a Salvation Army Resale Store. The proposal is defined as a conditional use with the B-2 Community Business District, subject to a public hearing. Motion made by Alderman Bartoshevich, seconded by Commissioner Gates, to approve the conditional use of the property as a secondhand thrift store. Motion carried unanimously.

PUBLIC HEARING (7:25P.M.)

8. Conditional Use public hearing to review an application by Jose Hernandez, Locust Auto Body Shop LLC, for occupancy at 4814 South Whitnall Avenue. The proposal is defined as a conditional use within the M-1 Limited Manufacturing District under the PUD Overlay, subject to a public hearing.

Brian Biernat gave staff comments. The building and lot are nonconforming dimensionally with zoning requirements. Site improvements to bring the building within conformance and economically feasible are listed in the conditional use staff review. These improvements address additional pavement, green space, parking space delineation, and screening of waste collection.

Matt Friedman of Paradigm Real Estate gave applicant presentation. Hernandez will own the building. The building is used as storage by the current owner. Accommodations for landscaping/green space were discussed between the Plan Commission and applicants. An effort to accommodate green space on the dimensionally restricted site was agreed upon. Biernat noted that the 10% threshold in the Code will be difficult to obtain but that the intent of that requirement can be addressed.

There were no public comments regarding the proposed use.

Public hearing closed at 7:35 pm.

9. Appropriate action regarding a conditional use application by Jose Hernandez, Locust Auto Body Shop LLC, for occupancy at 4814 South Whitnall Avenue. The proposal is defined as a conditional use within the M-1 Limited Manufacturing District under the PUD Overlay, subject to a public hearing. Motion made by Commissioner Nelson, seconded by Commissioner Savagian, to approve the conditional use of the property as an automobile service station. Motion carried unanimously.

- 10.** Review and take appropriate action regarding the proposed Certified Survey Map submitted by Susan and Glen Roethle for the property at 3527 East Cudahy Avenue for the purpose of lawfully joining lots and eliminating interior lots lines. Motion made by Alderman Moralez, seconded by Commissioner Gates, to approve the CSM as proposed. Motion carried unanimously.
- 11.** Review and take appropriate action regarding the proposed Certified Survey Map submitted by Paolo Torres for the property at 3852 East Munkwitz Avenue for the purpose of lawfully joining lots and eliminating interior lots lines. Motion made by Commissioner Nelson, seconded by Commissioner Gates, to approve the CSM as proposed. Motion carried unanimously.
- 12.** Review and take appropriate action regarding the proposed Certified Survey Map submitted by Pam Garvey for the property at 4521-23 South Sheridan Drive for the purpose of lawfully joining lots and eliminating interior lots lines. Biernat commented that there are two buildable lots, under same ownership, and owner can combine the lots into one tax parcel. There is potential for the owner to divide the lots again in the future. Motion made by Commissioner Gates, seconded by Commissioner Nelson, to approve the CSM as proposed. Motion carried unanimously.
- 13.** Motion to adjourn made by Alderman Bartoshevich, seconded by Commissioner Savagian. Motion carried unanimously.