

**MINUTES OF JOINT PLAN COMMISSION AND DESIGN REVIEW BOARD  
FOR THE CITY OF CUDAHY, WI HELD AT THE MUNICIPAL BUILDING ON  
October 14, 2014**

**CALL TO ORDER**

Meeting was called to order by Mayor Hohenfeldt.

**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: Mayor Hohenfeldt, Alderman Bartoshevich, Alderman Morales, Nick Gates, James Zsebe, and Mike Nelson. Members absent and excused: Harry Savagian. Also present was Economic Development Director, Brian Biernat.

**MINUTES**

Motion to approve minutes from August 12, 2014 and September 9, 2014 made by Alderman Bartoshevich, seconded by Nick Gates. All in favor.

**OLD BUSINESS**

3. None

**NEW BUSINESS**

4. **Review and take appropriate action on the building numbering unit/identification plan for the Mitchell Industrial Park, formerly Ace Worldwide Industrial Park. The new ownership and staff have jointly prepared the building numbering plan to replace the former, which required revision. Staff is also working with the new ownership group on an action plan to incrementally correct site utilization deficiencies and non-conforming conditions.**

Brian Biernat explained reasoning for the need to update the numbering plan in order to properly identify buildings and suites to facilitate delivery of essential services. The plan has been distributed to the Fire and Police Chiefs and Public Works Director with no objections to forward to Plan Commission for approval. Motion made by Commissioner Zsebe to approve, seconded by Commissioner Nelson. All in favor.

5. **Staff update regarding the status of ETID #2 and termination of the development agreement between Cobalt Partners LLC and the city.**

Brian Biernat explained the developer did not meet the September 15, 2014 deadline in the Development Agreement to bring anything substantive for review and approval. In preparing documentation for conveyance of the land back to the City the Community Development Authority also discovered the developer encumbered the land in further violation of the contract. Biernat informed the Commission that the Community Development Authority is providing all necessary documentation to Cobalt for compliance. If after 14 days the developer has not cooperated to return the land unencumbered the City will seek litigation. No motion necessary.

## **NEW BUSINESS FOR JOINT MEETING**

The design review board was called into session by Chairman Peter Dombrowski with the following members answering present: Nelson, Gates, Jim Hooper, and Terry Schuelke present. Members absent and excused: Joan Houlehen.

### **6. Review and take appropriate action on the proposed new industrial building and site utilization modifications located at 2121 East Norse Avenue, submitted by Oliver Construction on behalf of Joymark Inc., Brent Lovejoy, owner.**

Representative of Oliver Construction and Owner Lovejoy presented plans for the site. The proposal is to construct an approximately 24,000 s.f. warehouse building between the existing Joymark Inc buildings. The Design Review asked for additional landscaping along Norse Avenue and the applicant is open to staff recommendations. The storm water management plan was presented with no questions or staff concerns. Discussion and questions about architectural design followed. Recommendations came for exterior wall lighting. The possibility of adding windows to the north elevation were presented by Commissioner Nelson and Chairman Dombrowski. Six, 4x4 windows near the top of the elevation were discussed similar to the Angelic Bakehouse design on Layton Avenue with positive confirmation of attainability by the applicant.

The Mayor asked the applicant about duration of construction. Upon receiving all necessary permits the construction estimate is 4-5 months.

The Mayor asked the Design Review Board for a motion to approve the site plans with the following requested additions:

- Exterior lighting spaced on the Norse Avenue elevation of the building
- Windows integrated at the top of the Norse Avenue elevation of the building

Design Review voted to approve, all in favor. Motion made by Alderman Bartoshevich to approve on behalf of the Plan Commission, seconded by Commissioner Nelson. All in favor.

### **7. Review and take appropriate action regarding the request by Brent Lovejoy to extend the use of trailers for outdoor storage of materials for the duration of construction of the new building at 2121 East Norse Avenue.**

The Mayor explained a 12 month period was given on December 12, 2013 to permit this action. With the expiration of the 12 months approaching the owner seeks an extension through the period of construction. Brian Biernat stated with a Spring, 2015 start date and an approximate five month construction period another 12 months should be sufficient for approval. The Mayor identified the date to extend permission through as December 10, 2015. Lovejoy accepted the condition. Design Review voted to approve, all in favor. Motion made by Commissioner Nelson to approve on behalf of the Plan Commission, seconded by Alderman Bartoshevich. All in favor.

### **8. Review and take appropriate action regarding the proposal for perimeter fencing at Arrow-Crete, 5483 South Whitnall Avenue, submitted by owners Duane and Ann Neshek. A previous review and approval issued September 10, 2103 has since expired.**

The plan is to remove and replace the existing fencing on Whitnall and Grange with a 6 ft tall chain link fence. Brian Biernat explained the applicant has purchased the property abutting their existing property and would like to extend perimeter fencing; however a City ordinance precludes

structure from crossing lot lines. The fencing could begin and end at the lot line for both properties, but it requires separate permits for each parcel. The applicant accepted the condition and stated an 18 ft gate would be placed at 5461 Whitnall and 30 ft gate at 5483 Whitnall. These are two separate taxable properties with no immediate intent to combine. The previous approval for this action expired because the applicant needed to secure financing. The Mayor asked whether a re-approval means a new 12 month period begins to complete the project. Brian Biernat confirmed the action is considered a newly reviewed request and allowed another 12 months. Discussion and questions followed about materials with special attention given to screening. Brian Biernat stated City code precludes use of vinyl slats for maintenance reasons. An opaque fabric material was affirmed as feasible by the applicant. The Mayor asked the Board and Commission to approve of the request with the same conditions as previously approved, accepting the new 12 month period. The Design Review voted to approve, all in favor. Motion made by Commissioner Zsebe to approve on behalf of the Plan Commission, seconded by Commissioner Gate. All in favor.

### **ADJOURN**

Motion to adjourn meeting made by Design Review Board. All in favor. Motion to adjourn meeting made by Commissioner Bartoshevich on behalf of the Plan Commission, seconded by Commissioner Gates. All in favor.