

**MINUTES OF JOINT PLAN COMMISSION AND DESIGN REVIEW BOARD
FOR THE CITY OF CUDAHY, WI HELD AT THE MUNICIPAL BUILDING ON
October 27, 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, Commissioner Savagian, Alderman Bartoshevich, Commissioner Gates, Commissioner Zsebe. Members absent and excused: Commissioner Nelson, Alderman Morales. The following members of the Design Review Board were called into session by Chairman Peter Dombrowsk: Gates, Jim Hooper, Joan Houlehen, Terry Schuelke, Marcelle Carlson. Members absent and excused: Nelson. Also present was Economic Development Director, Brian Biernat.

OLD BUSINESS

2. None

NEW BUSINESS

3. Review and take appropriate action on the proposed new industrial building addition submitted by Darrin McCormies, Senior Vice President at Epstein Global, on behalf of Patrick Cudahy, LLC, One Sweet Apple-Wood Lane.

Gene Bridges, Vice President of Engineering of Patrick Cudahy, introduced Tom Kennedy, Senior Project Engineer for Epstein Global and the proposal for a 17,000 square foot addition in the space destroyed after the 2009 fire and adjacent to Building B. The purpose of this building is to move production from the 109 year old Building J, evacuating the former building and turning it into dry storage. The proposed building will be used for raw bacon slice production. This is Phase I of a two phase project.

Tom Kennedy took the podium to describe the building plans. The building will use the same height, materials, and aesthetics as the adjacent existing building. The main purpose of the building is bacon production, a third will be a storage freezer, and a third is a mezzanine for boxing. Food buildings are not allowed vegetation in close proximity. Grounds around the building can be grass or storm water retention. Landscape plans must avoid anything which will attract wild life for food safety purposes.

The Mayor informed that Patrick Cudahy approached the city on October 6th with the plans. The staff had two opportunities to review plans and found no issues with regard to items such as storm water management and fire protection. The staff felt comfortable expediting the plans to tonight's meeting.

Tom Kennedy continued with the floor plans. The applicants also fielded questions from the Plan Commission and Design Review Board. This portion of the presentation was inaudible.

The following items were noted: the roofing is EPDM material which matches the current building, the roofing is cast at a slope for drainage, white coated steel is used on exterior and interior, there cannot be skylights to avoid risk of losing insulation. The tentative move in date is scheduled for October 2015.

The Design Review Board voted to approve, all in favor. Motion made by Bartosevich to approve on behalf of the Plan Commission, seconded by Gates. All in favor.

4. Review and take appropriate action of the proposed alteration for an overhead door on the north elevation of the industrial building at 1930 East College Avenue, submitted by Inland Construction.

Charlie Sparks, Project Manager for Inland Construction, took the podium. The building is leased to Birchwood Landscaping. Birchwood wishes to utilize the building as salt storage and add a 12x12 foot overhead door.

Brian Biernat said the modification is permitted; the portion of the building does not face public way. The only consideration of the department is whether or not the introduction of a door opening requires structural analysis.

The applicant fielded questions from the Design Review Board. The door will be white in color and overhead sectional.

Mayor stated that the new owners are willing to invest in an old industrial park which is appreciated. Sparks stated the ownership group is interested in continuing efforts to improve the Park. Discussion about the Industrial Park continued nonrelated to this order of business.

Motion made by the Design Review Board to approve, all in favor. Motion made by Gates to approve on behalf of the Plan Commission, seconded by Savagian. 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.