

**MINUTES OF JOINT PLAN COMMISSION AND DESIGN REVIEW BOARD
FOR THE CITY OF CUDAHY, WI HELD AT THE MUNICIPAL BUILDING ON
January 13, 2015**

CALL TO ORDER

1. Meeting was called to order by Mayor Hohenfeldt at 7:05 p.m.

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 Moralez, James Zsebe, Harry Savagian, and Mike Nelson. Commissioner Gates and Economic Development Director, Brian Biernat were absent and excused.

MINUTES

2. Motion to approve minutes from December 9, 2014 made by Commissioner Zsebe, seconded by Commissioner Savagian. All in favor.

OLD BUSINESS

2. None

Convene Joint Meeting with Plan Commission and Design Review Board

The Design Review Board was called into session at 7:09 p.m. by Chairman Dombrowski. The following members were present Dombrowski, Hooper, Carlson, Nelson. Absent and excused were members Houlehen, Schuelke, and Gates.

4. Review and appropriate action regarding the preliminary design and site plans for the former Nativity of the Lorde Parish and School, located at 3767 E. Underwood Avenue, submitted by Michael Lerner, Development Consulting Services Inc.

The Mayor started by informing the Plan Commission and Design Review Board of the actions taken by the Common Council and Zoning Board of Appeals. The Common Council passed Ordinance 2413 on December 16, 2014 approving the rezoning request to RM2. The Zoning Board of Appeals meeting was held on January 12, 2015 and approved the three variances requested.

Michael Lerner of Development Consulting Service, Inc., presented the building and site plans to the Commission. Mr. Lerner went through various aspects of the site and building plans. Mr. Lerner presented the landscape plan which will include additional street trees and rain gardens. The patio area will be off the community room for the residents to use. The main entrance to the site will be off of Hammond Avenue with the three bedroom units having their own exterior access from outside. 77 parking spaces are currently in the plan and will hopefully add a couple of additional spaces in the final design of the building. There were minor changes to the interior of the building that were made since the last meeting, based on the discussion before the commission like the elevator was moved to the south end of the building, and the fitness center is now on the 5th floor. Exterior drawings were presented showing the new west and south elevation which were revised based on the comments of the December meeting. The exterior elevations also added more glass into the building to

bring more natural light in the building and make it a more appealing looking building from the exterior. The EIF's being proposed on the exterior is still now a much better product versus of the quality used years ago. Regiment, Manhattan, and Citadel are the three shades they are proposing to use on the exterior of the building. Samples were provided for the review of the membership.

The concern was expressed about the visual look on the corner of the building would be looked at but could be not taken into total consideration until the final design of the building. The window question from the previous month meeting was discussed and they have narrowed down to three types in either almond or tan in color. The living room areas proposed in the units would have glass across and patio doors. The bedrooms would have smaller windows within the building accordingly. Inside of the units would have blinds on the inside windows with no gray colors allowed. The size of brick were discussed with a modular type preferred, prefer to use king or utility size but have not been finalized, and would be brought back with the final plans. The veneer brick will be hand over hand laid.

Questions ensued by members of the Plan Commission and Design Review Board. Mr. Lerner also showed drawings to the audience regarding the building size height versus the existing structure as well as how the building will blend into the existing residential area. The new building set back is 15 feet versus currently up to the sidewalk. They tried to minimize the impact on the neighborhood based on the height of the building and existing setbacks. The set back on the Underwood side is 25 feet, and 15 to 18 feet set back on Hammond Avenues, along with the mentioned Swift Avenue set back. The site contains a 7 to 8 foot drop off in topography of the site which would not allow for the driveway to be north off the site, versus the current proposed south exit. People living in the building will adapt to parking concerns of the neighborhood. The parking concern will more than adequate parking on site. Question on exterior showing of venting on the exterior of the building were answered using a unit called a magic pack for heating and cooling, which contains a smaller exhaust as well as for kitchen/ dryer/ and bathroom venting which will be screened as much as possible. Additional discussion ensued.

A motion was made by Commissioner Hooper, seconded by Commissioner Carlson for the Design Review Board to approve the preliminary building and site plans for 3767 East Underwood as submitted. Motion carried unanimously.

A motion was made by Alderman Bartoshevich, seconded by Commissioner Savagian for the Plan Commission to approve the preliminary building and site plans for 3767 East Underwood as submitted. Motion carried unanimously.

A motion to adjourn the Design Review Board was made by Commissioner Nelson, seconded by Commissioner Hooper at 8:12 pm. Motion carried unanimously.

5. Mayor Hohenfeldt introduced to take the appropriate action on the proposed Certified Survey Map combining lots and removing interior the lot line at 3754 East Squire Avenue and to determine which detached garage would be eliminated. Mayor Hohenfeldt explained the request with a question arising if the Plan Commission truly had the authority to dictate which of the two garages would need to be removed. The consensus was for the plan commission to make a recommendation as a part of their motion and return that part back to Director of Zoning Biernat. **A motion was made by Commissioner Nelson, seconded by commissioner Savagian to approve the CSM as presented and recommend removal of the right side garage (NE garage).** Motion carried 5-0 with Alderman Bartoshevich abstaining.

6. At 8:20 pm, Mayor Hohenfeldt called to order the Public Hearing regarding the proposed City Fest on their property and adjoining city property. All of the Official Public Hearing Notice was read for the record. Alex Ahmad owner of City Lounge presented his proposal and Mayor Hohenfeldt advised the Public Hearing on staff meetings up to November regarding the event.

Mr. Ahmad stated that the objective goal of the event was to provide a civic event and bring business into the community by holding the event. The event will open at 10 am, with three bands performing (2 local bands and a national headliner band). Advanced ticket sales to the event would be required and he would involve other local businesses and organizations to join in the event. To gain necessary space, the city owned parking lot would need to be closed for that day as well as Kingan Avenue from Layton south to Barnard Avenue. Representatives from CFD and CPD looked at emergency service impact and will have their own security to the event. The stage that will be located on the site will be 46 feet by 26 feet. The purpose of closing Kingan Avenue is for the safety of pedestrians attending the event. Sanitary facilities for the event will be set up and handicapped accessibility to the site will be taken care of as he is working with a local company on this matter. He is also working with a company on trash and recycle collection on the site. Under our municipal code they have 5 days to clean up, however it will take that long to clean up and return the site to normal condition. The area will be fenced in and access concerns will be addressed. Live music for the event would end closer to midnight. A question arose during the presentation on if community organizations could become involved and sponsors. Questions ensued with discussion about liability insurance on their current policy and additional coverage which may be required. Proper copies would be provided to the City of Cudahy for the event. The Mayor then opened up the hearing for public comment.

Kathleen Donohoe, 3455 Plankinton Avenue, spoke to the Commission stating she is all for a good time, but not in my back yard with this event. She spoke against the event claiming traffic concerns, crowds, and the noise problems in the area which she states are also from the airport.

Randall Brzoskowski, 3501 East Squire Avenue spoke to the Commission about his initial concerns about access and impact on the neighborhood. He has watched this business owner and his employees cleaning up the area constantly and that they have been a good business in the area. He has no issues with City Lounge having this event.

After no additional public comment, the Public Hearing was closed by Mayor Hohenfeldt at 8:45 p.m. Mayor Hohenfeldt identified that since he appointed Mr. Ahmad to a city commission, he would abstain for voting on this project. He has no objection to the proposal, and would address any comments in the discussion on behalf of the City Staff. Alderman Morales identified a work conflict and also indicated that he would abstain from voting as well. Discussion ensued by the Plan Commission on the request for the application by Alex Ahmad, operator of City Lounge, for a temporary conditional use permit for an outdoor event called City Limits Fest, involving the City Lounge property and adjacent public lands and right-of-way, scheduled for July 11, 2015.

A motion was made by Commissioner Nelson, Seconded by Commissioner Savagian to approve the application by Alex Ahmad, operator of City Lounge, for a temporary conditional use permit for an outdoor event called City Limits Fest, involving the City Lounge property and adjacent public lands and right-of-way, scheduled for July 11, 2015.

An amendment to the motion was made by Alderman Bartoshevich, seconded by Commissioner Zsebe to have the usage of the city lot be acceptable to review by the City Attorney for the legality.

The amendment to the motion was voted upon first. Commissioners Nelson, Savagian, Zsebe, and Alderman Bartoshevich voted in favor on a roll call vote. Alderman Morales and Mayor Hohenfeldt abstained. The original motion to approve was voted upon second. Commissioners Nelson, Savagian, Zsebe and Alderman Bartoshevich voted in favor on a roll call vote. Alderman Morales and Mayor Hohenfeldt abstained.

At 9:07 p.m., **a motion to adjourn was made by Alderman Bartoshevich, seconded by Commissioner Nelson.** All voted in favor.