

**MINUTES OF THE PLAN COMMISSION
FOR THE CITY OF CUDAHY, WI HELD AT THE MUNICIPAL BUILDING ON
November 11, 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: Alderman Moralez, Commissioner Savagian, Commissioner Zsebe, and Alderman Bartoshevich. Commissioners Nelson and Gates were excused. Also present was Economic Development Director, Brian Biernat.

MINUTES

Motion to approve minutes from October 14 and October 27, 2014 made by Alderman Bartoshevich, seconded by Commissioner Savagian. All in favor.

NEW BUSINESS

1. **Review and take appropriate action on the proposed Certified Survey Map replacing the vacated plat of the Cudahy Pines Condominium, 2541-2760 East Adams Court.**

Mayor Hohenfeldt stated that the Commission previously approved plans for the applicant to take ownership of the property and convert it to one ownership entity. The CSM will allow the plan to proceed. Motion to approve by Zsebe, seconded by Bartosevich. All in favor.

2. **Review and take appropriate action on the proposed Certified Survey Map aggregating and re-subdividing the CDA-owned parcel at 3541 East Barnard Avenue in anticipation of land sales to Landmark Credit Union, the Cudahy Family Library, and the Library Square Condominium.**

Brian Biernat updated the Commission on plans for the alley vacation. The CSM will be reviewed by Common Council with a public hearing on December 2nd. A Commissioner asked about the timeline of the project and Biernat explained all documentation must be recorded at the register of deeds, after which title work and conveyance of lots may be initiated, followed by negotiation with Landmark for a sale price for the parcel identified as Lot 1 on the CSM. Conveyance to Library and condominiums will be quick claimed to facilitate needs for additional space. It was determined that Lot 1 should be sold at fair market price. The anticipation is to conclude all conveyances by early 2015 and to start actual construction on the Library's plans for the lot in spring. Motion to approve by Savagian, seconded by Moralez. All in favor.

3. **Review and take appropriate action on the proposed Certified Survey Map combining lots and removing interior lot lines at 3628 East Pulaski Avenue, submitted by Sean Kelly, owner.**

Brian Biernat stated this CSM serves to update the cadastral and benefit the property owner by removing any encumbrances or restrictions placed due to the building crossing over the current interior lot line. Motion to approve by Bartosevich, seconded by Savagian. All in favor.

4. **Review and take appropriate action regarding the request for conceptual approval for the 1st Annual City Limits Fest, proposed by Alex Ahmad, owner-operator of the City Lounge, 3455 East Layton Avenue.**

Biernat explained the proposal for a community event requiring some degree of partnership between City Lounge and City of Cudahy. The event is open to public who purchase tickets and requires closing off some public streets and cooperation by City and CDA to accommodate parking needs. The action at this meeting is to review the concept. If approved staff level review will begin for Department heads to properly analyze relevant safety issues and services needed to accommodate event. A Temporary Conditional Use Permit will ultimately be required which goes before a public hearing of the Common Council. Biernat suggested the downtown district is best able to facilitate this type of event and has value to the City to promote downtown.

Concerns were raised over city funding being used and promoting the image of this area as planned residential. These elements will be better understood during staff level review. The Plan Commission will be able to review the full plan prior to the public hearing for the Temporary Conditional Use. The purpose of this action is the conceptual review. Ahmad stated public funds will not be sought other than city services required. Comments in favor of the event were the chance to give downtown a boost as a destination and drawing visitors to downtown who may then revisit and support. Ahmad said he hopes to have anticipated numbers of attendees, through ticket sales, in order to demonstrate the level of services needed. Motion to approve made by Savagian, seconded by Moralez. All in favor.

ADJOURN

Motion to adjourn meeting made by Alderman Bartoshevich, seconded by Commissioner Savagian. All in favor.