

**MINUTES OF JOINT PLAN COMMISSION AND DESIGN REVIEW BOARD
FOR THE CITY OF CUDAHY, WI HELD AT THE MUNICIPAL BUILDING ON
February 10, 2015**

CALL TO ORDER

1. Meeting was called to order by Mayor 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: Alderman Justin Moralez, Commissioner Harry Savagian, Commissioner Jim Zsebe, Alderman Richard Bartoshevich. Commissioners Mike Nelson and Nick Gates were absent and excused. Also present was Economic Development Director, Brian Biernat.

MINUTES

2. Motion to approve minutes of January 13, 2015 as amended made by Commissioner Zsebe, seconded by Commissioner Savagian. All in favor.

Convene the Joint Meeting of the Plan Commission and the Design Review Board

The following members of the Design Review Board were present for roll call: Chairman Peter Dombrowski, Jim Hooper, Joan Houlehen, Marcelle Carlton, and Terry Shuelke. Absent and excused were members Mike Nelson and Nick Gates.

OLD BUSINESS –

- 3.

NEW BUSINESS –

4. **Review and take appropriate the submittal requesting approval for a monument sign, building numbering and way-finding signage throughout the Mitchell Industrial Park, 1900 East College Avenue through 6120 South Ace Industrial Drive, submitted by Innovative Signs on behalf of Building E Investors, LLC, owner.**

Mike McDonald, Innovative Signs, took the podium. The proposal is for a double sided illuminated monument sign within the setback limits at the location identified in the submittal. McDonald described dimensions, materials, and illuminated text of the monument sign. The sign face is 33 square feet. The monument will not exceed eight feet. The only illuminated element is the Mitchell industrial Park text. The colors will illuminate blue. The lighting is internal. The monument will be placed in the parking lot within the setback and on top of a planter, which replaces the portion of surrounding asphalt. The curb will be built up to avoid cars.

The second component of the submittal involves placing wayfinding signage within the industrial park. Brian Biernat described how this aspect coincides with the previous Plan Commission approval to renumber the addresses of the park and facilitate convenient location of businesses within the park.

A concern was shared about traffic visibility approaching the roundabout on College Avenue from Ace Industrial Drive. McDonald said that the location of the sign could be clearly surveyed and

marked far enough within the setback to avoid traffic visibility concerns. This request will be resolved on a staff level between Director of Engineering and Zoning Brian Biernat and Director of Engineering Lange. Commissioner Savagian asked for this to be incorporated into the motion.

Biernat requested a motion from the Design Review Board on the design elements and motion from the Plan Commission on the Master Sign Plan. The wayfinding signage does not require a signage permit, though the understanding is the numbers on the trellis banners will correspond with the new address numbers on the buildings.

On behalf of the Design Review Board Hooper motioned to approve and allow the setback requirements to be approved through the City staff, seconded by Carlson. All in favor. On behalf of the Plan Commission Commissioner Savagian motioned to approve, seconded by Commissioner Bartoshevich. All in favor.

Motion to adjourn the Design Review Board at 7:15 pm made by Houlehen, seconded by Hooper. All in favor.

5. Review and take appropriate action on the request to amend the conditions of approval for the development located at 5133 South Pennsylvania Avenue, submitted by Kendall Breunig, R&K Cudahy Storage, LLC.

Kendall Breunig, R&K Cudahy Storage, took the podium. Breunig explained the Plan Commission's prior restrictions on the development to maintain a commercial building on the corner of Pennsylvania Avenue and the Interstate 794 off-ramp with the eight storage buildings allowed behind it. 9,000 square feet would be devoted to the commercial building. There will be 60,000 square feet of storage facilities. The Plan Commission's restrictions were that construction of the storage component could go up to 40,000 square feet until the commercial frontage building was complete. The initial approval is approaching the two year point and Breunig has been unable to find a commercial tenant. The new request with the 9,000 square foot building is to take the 3,000 square foot office portion and replace with climate controlled storage that does not disrupt the exterior design of the building. 3,000 square feet of the building would be devoted to the company's office. The corner space facing north with the most visibility from the street will remain with full intent to lease to a commercial tenant. Breunig explained that the issue with finding a commercial tenant is the site is only accessible by southbound traffic. Thus a high volume business is less feasible.

The plan is to build the front building as submitted. A third of the building will house climate controlled storage; a third will house the company office; and a third will be built for speculative commercial space. The floor of this space will not be finished in order to allow plumbing to be installed for potential retail.

The meeting entered a discussion about the difficulties of finding a tenant due to the traffic access restrictions. The Mayor expressed the strong level of effort Breunig's company has put in to finding a tenant. Savagian asked whether an office tenant was sought with Breunig answering to the negative and expressing the poor office space market. Breunig declared that a food vendor could be subsidized by his company to fill the space. Moralez asked if the offices could be moved into this space. The front space will be flexible for conversion from one type of use to another. Breunig said they will target pizza vendors which do not necessitate a drive-thru and will have medium volume. The location is well enough that north bound traffic could access it with a U-Turn and make a medium volume food vendor feasible.

Options were discussed. With this request the front building could be completed with the proposed exterior design and allow Breunig to complete the construction of the rest of the site. The other option is to build the front building as originally proposed for commercial space but it will sit vacant until filled. Breunig expressed this is an option but then he would like to complete

the rest of the storage construction. With the concrete slabs in place the remaining construction could be quickly completed. The extent of completing the storm water management system was discussed.

Zsebe expressed wishes to go with the option for the most commercial space and wait for a more desirable tenant to come forth, such as a sit down restaurant. Biernat countered that while this option has a benefit the draw back is the amount of time it could take to find such a tenant given the amount of effort and time that has already been put into that end. The benefit to allowing this request and repurposing the front building includes the flexibility to knock out some of the storage component if there was a need for additional space by a commercial tenant. In allowing the building to be built the value of the development could be recouped. The uses of the space do not have to be limited to food vendors.

Commissioner Savagian made a motion to accept the new revised proposal allowing Breunig to complete storage buildings five, six, seven, eight as well as the front building with the north-end portion being the target for a commercial tenant. Breunig asked to modify the guidelines for possible tenants in this space to be determined by pre-approved principal uses in the M-1 district. This will facilitate marketing of the space. Motion seconded by Alderman Bartoshevich. Breunig will finish plans for the building in order to get them approved, be able to get the building permit, and break ground on the front building. The permit requires state approval due to the storm water plan. Biernat said the City could withhold occupancy on the final three storage buildings until the front building is under construction. This allows construction of all storage components to take place. Breunig agreed to the proposal. All in favor. Motion carries 5-0.

6. Motion to adjourn meeting at 8:00 pm made by Bartoshevich, seconded by Savagian. All in favor.