

**MINUTES OF PLAN COMMISSION
FOR THE CITY OF CUDAHY, WI HELD AT THE MUNICIPAL BUILDING ON
February 9, 2016**

CALL TO ORDER

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

2. Review and take appropriate action on the meeting minutes of January 12, 2016. Motion was made by Alderman Bartoshevich, seconded by Commissioner Savagian to approve the minutes. Motion carried unanimously.

OLD BUSINESS

None

NEW BUSINESS

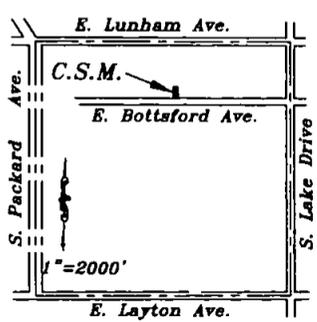
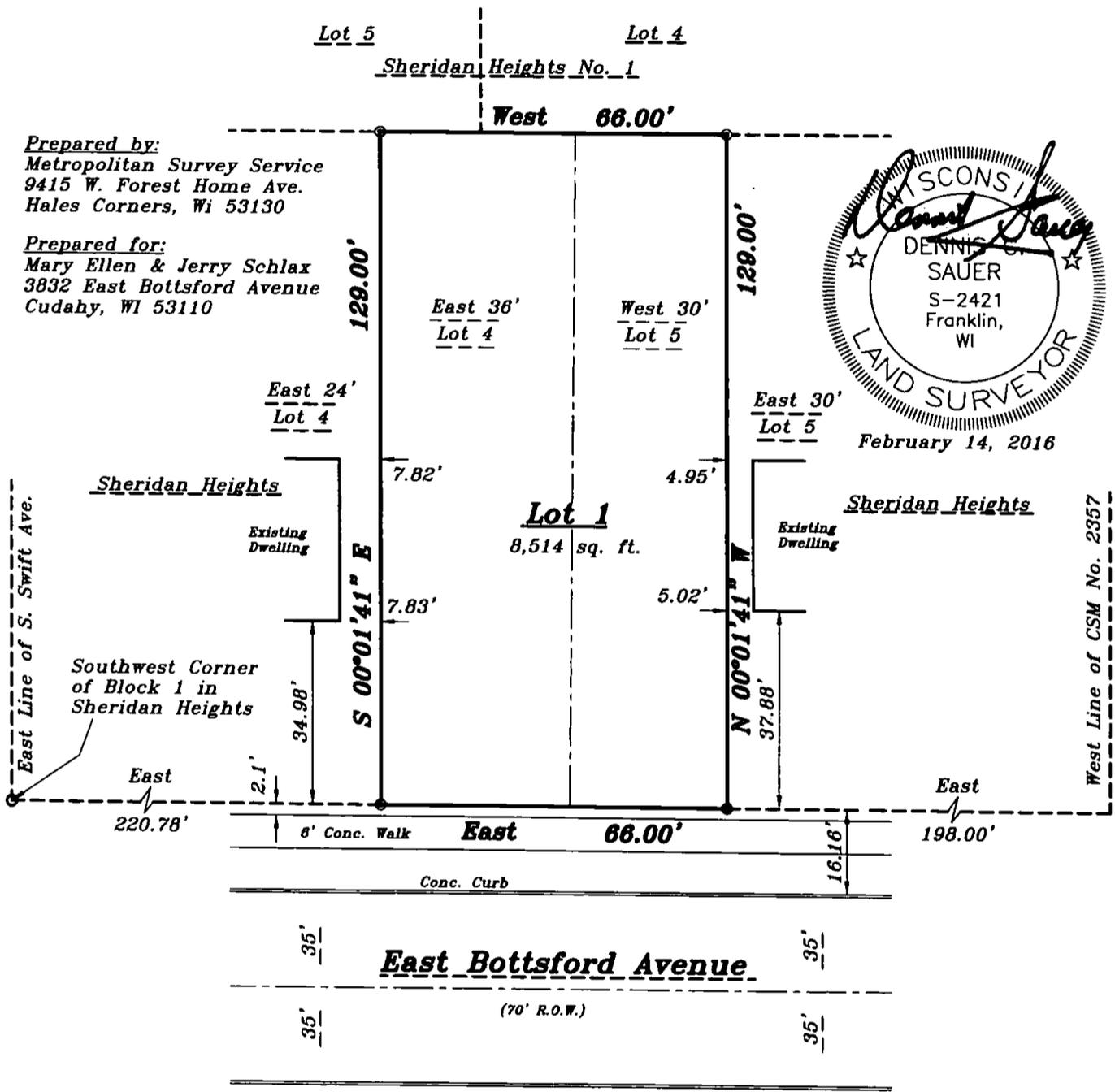
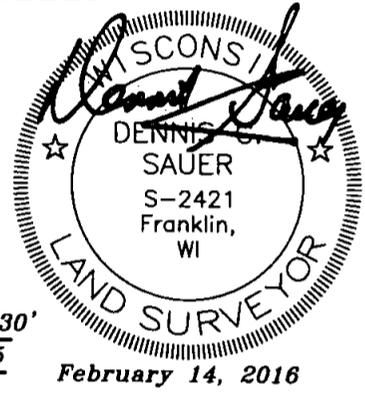
3. Review the staff analysis and take appropriate action regarding a draft Ordinance creating a zoning text amendment to the B-1 NIEGHBORHOOD BUSINESS DISTRICT 17.0315 A. definitions, adding "Banquet Halls and Catering Services" to the list of principal uses. Motion was made by Commissioner Savagian to recommend a favorable opinion to Common Council, seconded by Commissioner Gates. All in favor.
4. Review the staff analysis and take appropriate action regarding a draft Ordinance amending the zoning definitions and requirements involving adult oriented businesses in the City of Cudahy. Motion was made by Alderman Moralez to recommend a favorable opinion to Common Council, seconded by Alderman Bartoshevich. All in favor.
5. Review and take appropriate action regarding the proposed certified survey map, submitted by Alan's Property Management LLC, Alan Rekowski, agent, combining partial lots comprising the property located 3665 East Hammond Avenue, for elimination of interior lot lines. Motion was made Commissioner Zsebe to approve the Certified Survey Map, seconded by Commissioner Savagian. All in favor.
6. Motion to adjourn made by Alderman Bartoshevich, seconded by Commissioner Gates. Motion carried unanimously.

CERTIFIED SURVEY MAP NO. _____

Being a combination of the East 36.00 feet of Lot 4 and the West 30.00 feet of Lot 5 in Block 1 in Sheridan Heights, being a part of the Northeast 1/4 of the Southeast 1/4 of Section 23, Township 6 North, Range 22 East, in the City of Cudahy, Milwaukee County, Wisconsin.

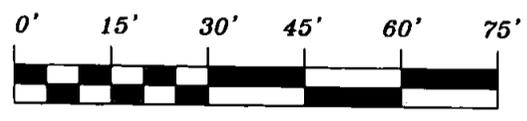
Prepared by:
Metropolitan Survey Service
9415 W. Forest Home Ave.
Hales Corners, WI 53130

Prepared for:
Mary Ellen & Jerry Schlax
3832 East Bottsford Avenue
Cudahy, WI 53110



Vicinity Map

SE 1/4 Sec. 23, T6N, R22E



Graphic Scale
1"=30'

NOTES:

- — Denotes iron pipe found.
 - ⊙ — Denotes iron rod found and accepted.
- Map bearings refer to North line of East Bottsford Avenue as East as well as recorded Certified Survey Map No. 2357
- This Lot is served by Sanitary Sewer and Water.*

6
M:\CSM's\Cudahy\106389(Schlax).dwg

CERTIFIED SURVEY MAP NO. _____

Being a combination of the East 36.00 feet of Lot 4 and the West 30.00 feet of Lot 5 in Block 1 in Sheridan Heights, being a part of the Northeast 1/4 of the Southeast 1/4 of Section 23, Township 6 North, Range 22 East, in the City of Cudahy, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I Dennis C. Sauer, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a combination of the East 36.00 feet of Lot 4 and the West 30.00 feet of Lot 5 in Block 1 in Sheridan Heights, being a part of the Northeast 1/4 of the Southeast 1/4 of Section 23, Township 6 North, Range 22 East, in the City of Cudahy, Milwaukee County, Wisconsin; bounded and described as follows: Commencing at the Southwest Corner of Block 1 in Sheridan Heights; thence East along the North line of East Bottsford Avenue and the South line of said Sheridan Heights, 220.78 feet to a found iron rod and the point of beginning; thence continuing along the South line of said East Bottsford Avenue, 66.00 feet to a found iron rod; thence N 00°01'41" W, 129.00 feet to a found iron rod; thence West 66.00 feet to a found iron rod; thence S 00°01'41" E, 129.00 feet to the point of beginning. Said lands containing 8,514 square feet.

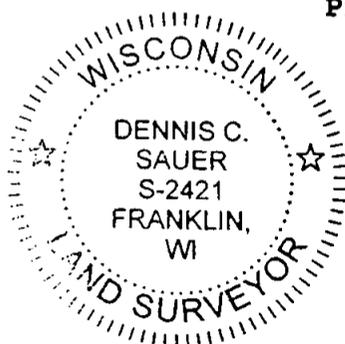
That I have made such survey, land division and map by the direction of Jerre Schlax and Mary Ellen Schlax, husband and wife, owners of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and Section 18:17 of the City of Cudahy Municipal Code in surveying, dividing and mapping the same.

February 16, 2016
Date


Dennis C. Sauer
Professional Land Surveyor S-2421



PREPARED FOR:
Jerre & Mary Ellen Schlax
3832 E Bottsford Avenue
Cudahy, WI 53110

PREPARED BY:
Metropolitan Survey Service, Inc.
9415 W Forest Home Ave, Suite 202
Hales Corners, WI 53130

CERTIFIED SURVEY MAP NO. _____

Being a combination of the East 36.00 feet of Lot 4 and the West 30.00 feet of Lot 5 in Block 1 in Sheridan Heights, being a part of the Northeast 1/4 of the Southeast 1/4 of Section 23, Township 6 North, Range 22 East, in the City of Cudahy, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

Jerre Schlax and Mary Ellen Schlax, husband and wife, as owners, do hereby certify that we have caused the lands described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Chapter 236.34 of the Wisconsin State Statutes and Section 18:17 of the City of Cudahy Municipal Code in surveying, dividing and mapping the same.

IN WITNESS WHEREOF, the said Jerre Schlax and Mary Ellen Schlax, has caused these presents to be signed, at _____, Wisconsin, this _____ day of _____, 20____.

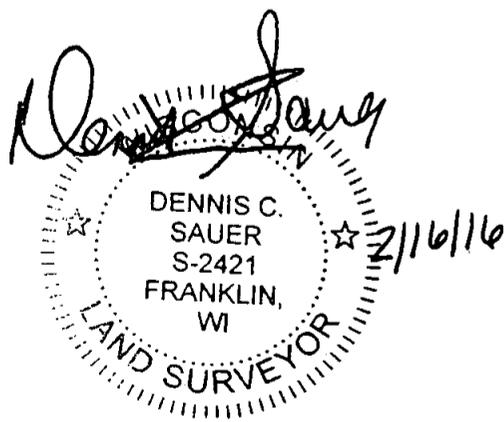
Jerre Schlax, Owner

Mary Ellen Schlax, Owner

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me on this _____ day of _____, 20____, the above named Jerre Schlax and Mary Ellen Schlax, to me known to be the person who executed the foregoing instrument and acknowledged the same

Print Name _____
Notary Public-State of Wisconsin
My Commission Expires: _____



CERTIFIED SURVEY MAP NO. _____

Being a combination of the East 36.00 feet of Lot 4 and the West 30.00 feet of Lot 5 in Block 1 in Sheridan Heights, being a part of the Northeast 1/4 of the Southeast 1/4 of Section 23, Township 6 North, Range 22 East, in the City of Cudahy, Milwaukee County, Wisconsin.

CERTIFICATE OF COUNTY TREASURER

I, David Cullen, being the duly elected, qualified and acting County Treasurer of the County of Milwaukee, do hereby certify that the records of my office show no un-redeemed tax sales and no unpaid taxes or special assessments as of _____ on any of the lands included in this Certified Survey Map.

Tax Key No. _____

Date

David Cullen, Treasurer
Milwaukee County

CERTIFICATE OF CITY CLERK/TREASURER

I, Dennis Broderick, being the duly elected Clerk/Treasurer of the City of Cudahy, do hereby certify that in accordance with the records in the Offices of the City Clerk/Treasurer there are no unpaid taxes or unpaid special assessments on any of the lands included in this Certified Survey Map.

Date

Dennis Broderick, Clerk/Treasurer
City of Cudahy

PLANNING AND ZONING APPROVAL

APPROVED by the Planning Commission of the City of Cudahy on this _____ day of _____, 20____.

John Hohenfeldt, Chairman
City of Cudahy

Mary Jo Lange, City Engineer
City of Cudahy

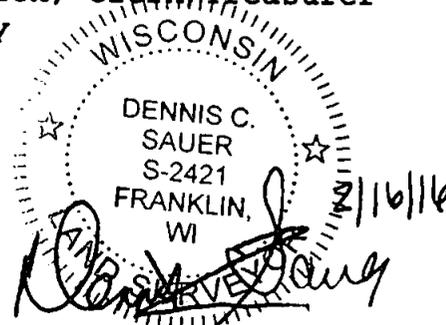
COMMON COUNCIL APPROVAL

APPROVED by the Common Council of the City of Cudahy in accordance with the Resolution No. _____, adopted on this _____ day of _____, 20____.

John Hohenfeldt, Mayor
City of Cudahy

Dennis Broderick, Clerk/Treasurer
City of Cudahy

THIS INSTRUMENT WAS DRAFTED BY:
Dennis C. Sauer, P.L.S. 2421

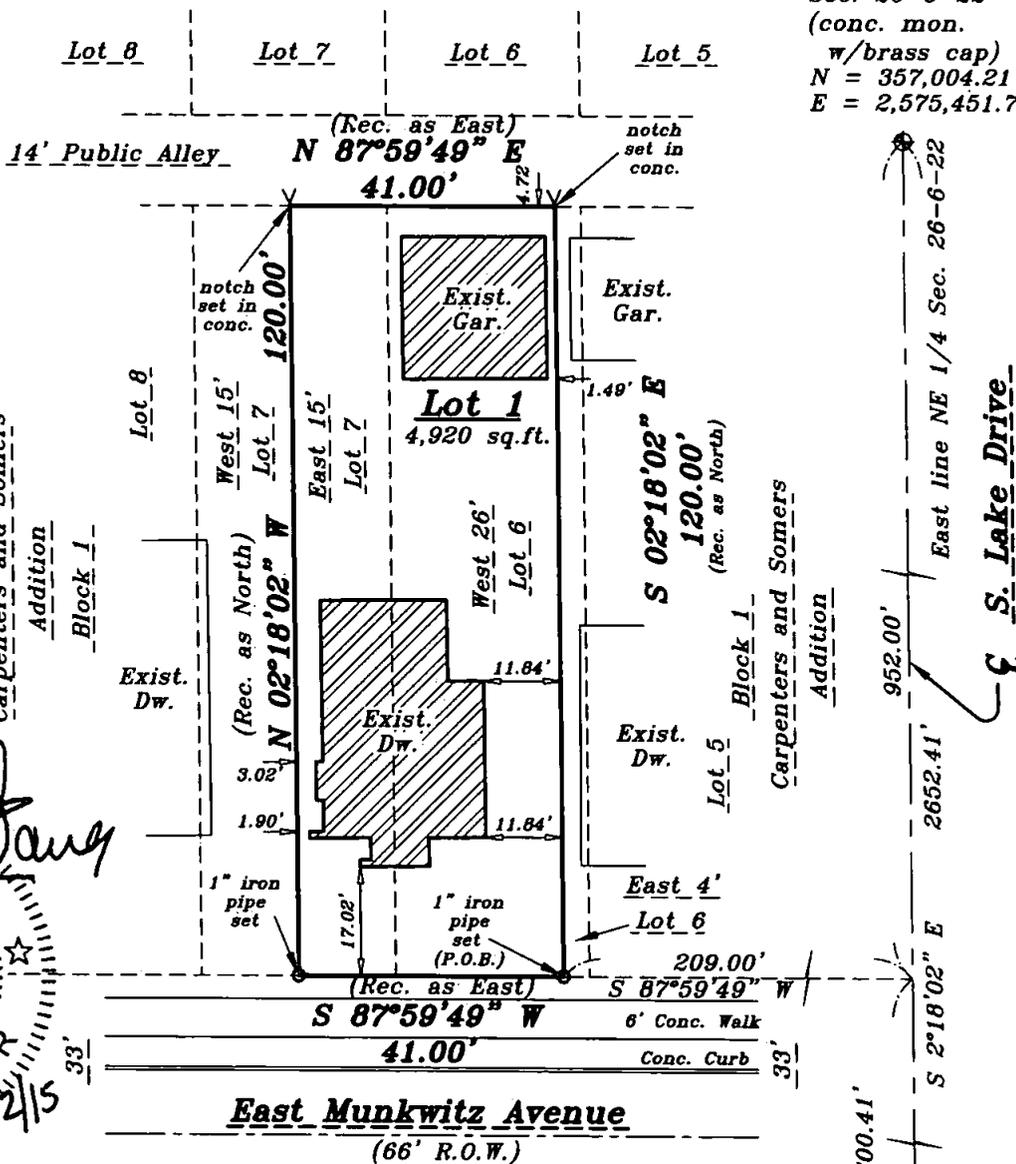


CERTIFIED SURVEY MAP NO. _____

Being a combination of a part of Lots 6 & 7 in Block 1 in Carpenter and Somers Addition, being a part of the Northeast 1/4 of Section 26, Township 6 North, Range 22 East, in the City of Cudahy, Milwaukee County, Wisconsin.

Addition No. 1 To The
Townsite Of Cudahy
Block 38

NE Cor.
NE 1/4
Sec. 26-6-22
(conc. mon.
w/brass cap)
N = 357,004.21
E = 2,575,451.76

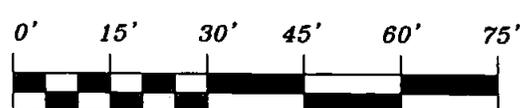


Dennis C. Sauer
 DENNIS C. SAUER
 S-2421
 FRANKLIN, WI
 LAND SURVEYOR
 12/15

Prepared by:
 Dennis C. Sauer P.L.S.-2421
 Metropolitan Survey Service, Inc.
 9415 W. Forest Home Ave. Ste. 202
 Hales Corners, WI 53130

Prepared for:
 Theodore J. Jackovich, Jr.
 3952 E. Munkwitz Ave.
 Cudahy, WI

SE Cor.
 NE 1/4
 Sec. 26-6-22
 (conc. mon.
 w/brass cap)
 N = 354,354.13
 E = 2,575,558.23

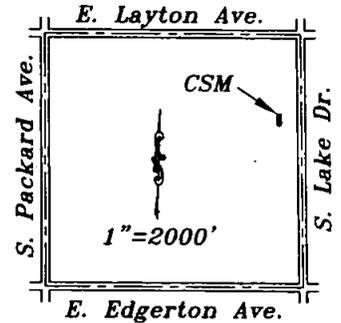


Graphic Scale
1"=30'

NOTES:
 Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), with the East line of the NE 1/4 of Section 26, T6N, R22E having an assumed bearing of N 02°18'02" W.

Lot corners monumented as noted.

M:\CSM's\Cudahy\105722(Jackovich).dwg



Vicinity Map
NE 1/4 Sec. 26, T6N, R22E

CERTIFIED SURVEY MAP NO. _____

Being a combination of a part of Lots 6 & 7 in Block 1, in Carpenter and Somers Addition, being a part of the Northeast 1/4 of Section 26, Township 6 North, Range 22 East, in the City of Cudahy, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I Dennis C. Sauer, Professional Land Surveyor, do hereby certify:

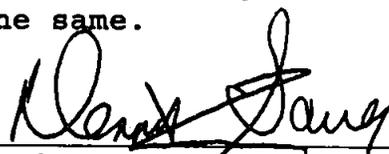
That I have surveyed, divided and mapped a combination of a part of Lots 6 & 7 in Block 1, in Carpenter and Somers Addition, being a part of the Northeast 1/4 of Section 26, Township 6 North, Range 22 East, in the City of Cudahy, Milwaukee County, Wisconsin; more particularly bounded and described as follows: Commencing at the Northeast Corner of said Northeast 1/4 ; thence S 02°18'02" E along the East line of said Northeast 1/4; 952.00 feet to a point on the North line of East Munkwitz Avenue extended; thence S 87°59'49" W along said North line, actual and extended, 209.00 feet to the place of beginning of the lands to be described; thence S 87°59'49" W along said North line, 41.00 feet to a point; thence N 02°18'02" W, 120.00 feet to a point on the South line of a dedicated Public Alley; thence N 87°59'49" E along said South line, 41.00 feet to a point; thence S 02°18'02" E, 120.00 feet to the place of beginning. Said lands containing 4,920 square feet.

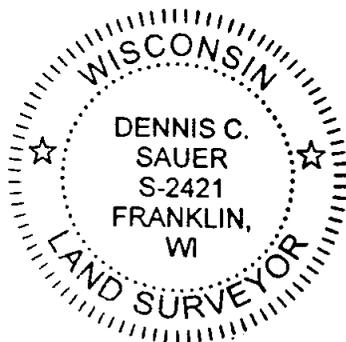
That I have made such survey, land division and map by the direction of Theodore J. Jackovic, Jr. and Nathan L. Kryshak, owners of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and Section 18:17 of the City of Cudahy Municipal Code in surveying, dividing and mapping the same.

September 2, 2015
Date


Dennis C. Sauer
Professional Land Surveyor S-2421



PREPARED FOR:
Theodore J. Jackovich, Jr.
3952 E. Munkwitz Avenue
Cudahy, WI 53110

PREPARED BY:
Metropolitan Survey Service, Inc.
9415 W Forest Home Ave, Suite 202
Hales Corners, WI 53130

CERTIFIED SURVEY MAP NO. _____

Being a combination of a part of Lots 6 & 7 in Block 1, in Carpenter and Somers Addition, being a part of the Northeast 1/4 of Section 26, Township 6 North, Range 22 East, in the City of Cudahy, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

Theodore J. Jackovich, Jr. and Nathan L. Kryshak, as owners, do hereby certify that we have caused the lands described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Chapter 236.34 of the Wisconsin State Statutes and Section 18:17 of the City of Cudahy Municipal Code in surveying, dividing and mapping the same.

IN WITNESS WHEREOF, the said Theodore J. Jackovich, Jr. and Nathan L. Kryshak, has caused these presents to be signed, at _____, Wisconsin, this _____ day of _____, 20____.

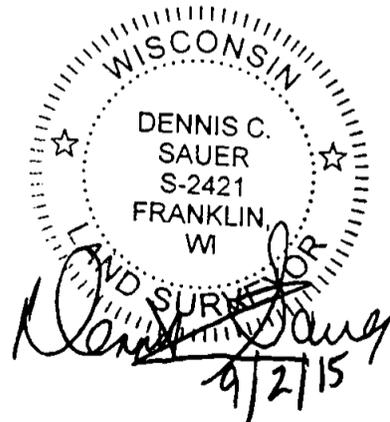
Theodore J. Jackovich, Jr., Owner

Nathan L. Kryshak, Owner

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me on this _____ day of _____, 20____, the above named Theodore J. Jackovich, Jr. and Nathan L. Kryshak, to me known to be the persons who executed the foregoing instrument and acknowledged the same

Print Name _____
Notary Public-State of Wisconsin
My Commission Expires: _____



CERTIFIED SURVEY MAP NO. _____

Being a combination of a part of Lots 6 & 7 in Block 1, in Carpenter and Somers Addition, being a part of the Northeast 1/4 of Section 26, Township 6 North, Range 22 East, in the City of Cudahy, Milwaukee County, Wisconsin.

CERTIFICATE OF COUNTY TREASURER

I, David Cullen, being the duly elected, qualified and acting County Treasurer of the County of Milwaukee, do hereby certify that the records of my office show no un-redeemed tax sales and no unpaid taxes or special assessments as of _____ on any of the lands included in this Certified Survey Map.

Tax Key No. _____

Date

David Cullen, Treasurer
Milwaukee County

CERTIFICATE OF CITY CLERK/TREASURER

I, Dennis Broderick, being the duly elected Clerk/Treasurer of the City of Cudahy, do hereby certify that in accordance with the records in the Offices of the City Clerk/Treasurer there are no unpaid taxes or unpaid special assessments on any of the lands included in this Certified Survey Map.

Date

Dennis Broderick, Clerk/Treasurer
City of Cudahy

PLANNING AND ZONING APPROVAL

APPROVED by the Planning Commission of the City of Cudahy on this _____ day of _____, 20____.

John Hohenfeldt, Chairman
City of Cudahy

Mary Jo Lange, City Engineer
City of Cudahy

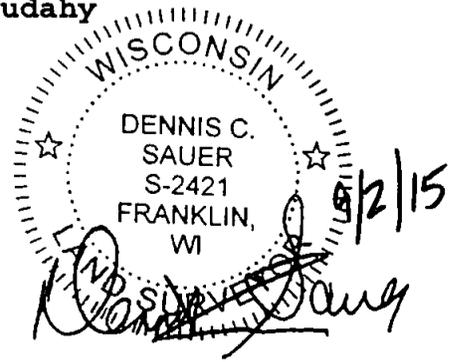
COMMON COUNCIL APPROVAL

APPROVED by the Common Council of the City of Cudahy in accordance with the Resolution No. _____, adopted on this _____ day of _____, 20____.

John Hohenfeldt, Mayor
City of Cudahy

Dennis Broderick, Clerk/Treasurer
City of Cudahy

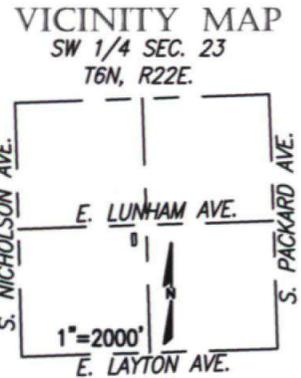
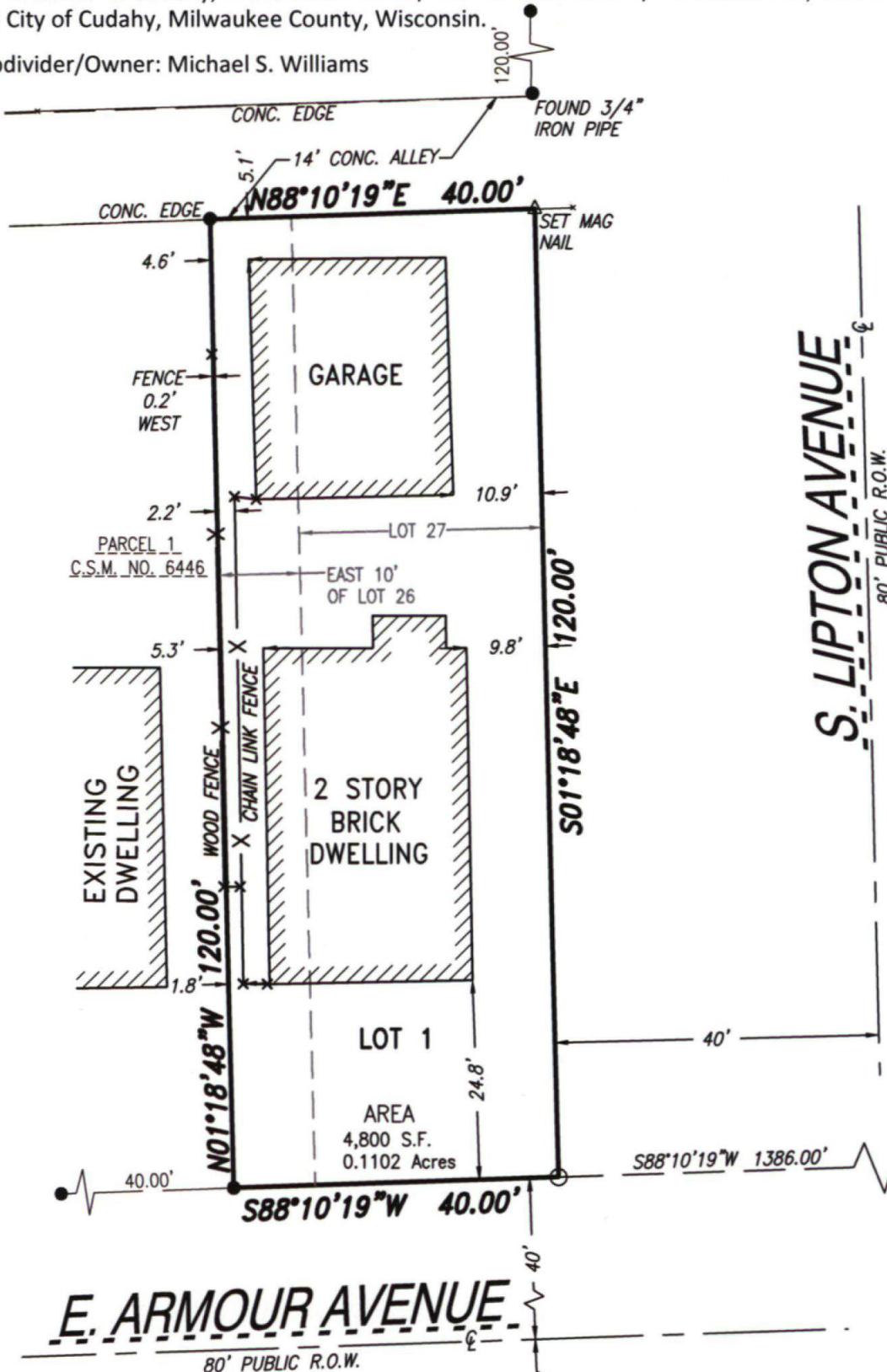
THIS INSTRUMENT WAS DRAFTED BY:
Dennis C. Sauer, P.L.S. 2421



CERTIFIED SURVEY MAP NO. _____

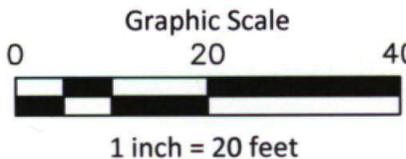
Being a redivision of Lot 27 and the East 10 feet of Lot 26 in Block 3 of the Metropolitan Land Company's Addition to the Townsite of Cudahy, in the Southwest 1/4 of the Southwest 1/4 of Section 23, Town 6 North, Range 22 East, in the City of Cudahy, Milwaukee County, Wisconsin.

Subdivider/Owner: Michael S. Williams



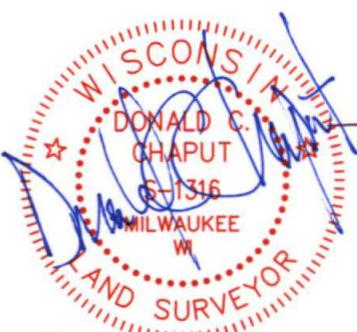
CONC. MON. WITH BRASS CAP NE COR. OF SW 1/4 SEC. 23, T6N, R22E.

All bearings are referenced to the Wisconsin State Plane Coordinate System (South zone) in which the East line of the SW 1/4, Sec. 26 bears $N01^{\circ}18'48"W$.



CONC. MON. WITH BRASS CAP SE COR. OF SW 1/4 SEC. 23, T6N, R22E.

- Indicates found 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.
- Indicates set 1" iron pipe, 18" in length, 1.68 lbs. per lineal foot.
- x— Indicates fence



CHAPUT LAND SURVEYS LLC

234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

Date: January 28, 2016

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Survey No. 2199-dmb
Sheet 1 of 4 Sheets

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 27 and the East 10 feet of Lot 26 in Block 3 of the Metropolitan Land Company's Addition to the Townsite of Cudahy, in the Southwest 1/4 of the Southwest 1/4 of Section 23, Town 6 North, Range 22 East, in the City of Cudahy, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

Michael S. Williams, as owner, does hereby certify that they have caused the lands described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of Chapter 236.34 of the Wisconsin State Statutes and Section 18:17 of the City of Cudahy Municipal Code in surveying, dividing and mapping the same.

Michael S. Williams

STATE OF WISCONSIN}
 :SS
MILWAUKEE COUNTY}

Personally came before me this ___ day of _____, 2015, _____,
to be known as the person who executed the foregoing instrument and acknowledged the same.

Print Name _____
Notary Public - State of Wisconsin
My commission expires. _____

CONSENT OF CORPORATE MORTGAGEE

_____, a national banking association, mortgagee of the above described land, consents to the surveying, dividing, mapping and restricting of the land described in the foregoing affidavit of DONALD C. CHAPUT, surveyor, and consents to the above certificate of Micheal S. Williams, owner.

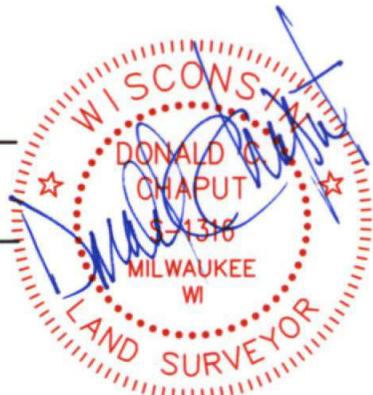
In Witness Whereof, the _____, has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____, at _____, _____, this ___ day of _____, 2015.

In the presence of: _____
_____ By _____ Its

Witness
STATE OF WISCONSIN}
 :SS
MILWAUKEE COUNTY}

Personally came before me this ___ day of _____, 2015, _____, _____, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public
State of Wisconsin
My commission expires. _____
My commission is permanent.



CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 27 and the East 10 feet of Lot 26 in Block 3 of the Metropolitan Land Company's Addition to the Townsite of Cudahy, in the Southwest 1/4 of the Southwest 1/4 of Section 23, Town 6 North, Range 22 East, in the City of Cudahy, Milwaukee County, Wisconsin.

CERTIFICATE OF COUNTY TREASURER

I, David Cullen, being the duly elected, qualified and acting County Treasurer of the County of Milwaukee, do hereby certify that the records of my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ on any of the lands included in the Certified Survey Map. Tax Key No. _____

Date

David Cullen, Treasurer
Milwaukee County

STATE OF WISCONSIN}

CERTIFICATE OF CITY TREASURER

MILWAUKEE COUNTY} :SS

I, DENNIS BRODERICK, being the duly elected, qualified and acting Clerk/Treasurer of the City of Cudahy, certify that in accordance with the records in the office of the Clerk/Treasurer of the City of Cudahy there are no unpaid taxes or unpaid special assessments on the land included in this Certified Survey Map.

DATE

DENNIS BRODERICK, CLERK/TREASURER

PLANNING AND ZONING APPROVAL

Approved by the Planning Commission of the City of Cudahy on this ____ day of _____, 2015.

JOHN HOHENFELDT, CHAIRMAN

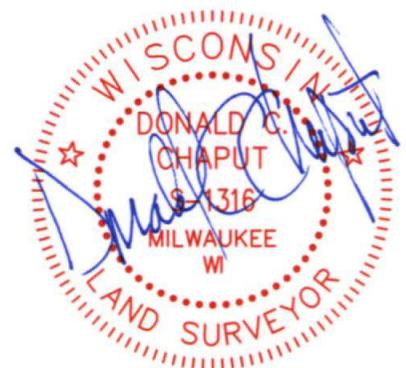
MARY JO LANGE, CITY ENGINEER

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of Cudahy in accordance with the Resolution No. _____, adopted on this ____ day of _____, 2015.

JOHN HOHENFELDT, CHAIRMAN

DENNIS BRODERICK, CLERK/TREASURER



January 28, 2016

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Sheet 4 of 4 Sheets