

**MINUTES OF JOINT PLAN COMMISSION AND DESIGN REVIEW BOARD
FOR THE CITY OF CUDAHY, WI HELD AT THE MUNICIPAL BUILDING ON
May 12, 2015**

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 Harry Savagian, Commissioner Jim Zsebe, and Alderman Richard Bartoshevich. Commissioner Nick Gates was absent and excused. Also present was Economic Development Director Brian Biernat.

2. Plan Commission review and take appropriate action on the meeting joint meeting minutes of April 14, 2015. Motion to approve 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, Mike Nelson, Joan Houlehen, Eloise Williamson, Marcelle Carlton, and Terry Shuelke. Absent and excused was Nick Gates.

NEW BUSINESS –

3. Review and take appropriate action regarding the final building design, access and site plans, submitted by Kevin Burrow, Knothe & Bruce Architects, LLC, on behalf Bear Development LLC, for construction of a new multi-story, mixed-use building at 3503-53 E Layton Ave.

S.R. Mills from Bear Development presented the plans. 57 units, combination of 1, 2, and 3 bedroom apartments. Commercial on northwest end facing Layton. Contamination is primarily on a particular side of the site. The hot-spots are excavated and put a vapor intrusion system, then cap it. Working with Wisconsin DNR and securing additional funding through WEDC. The original plan building close to the neighboring structure. Problems with that neighboring structure's foundation wall brought revisions. To mitigate this the new plan is to shift half of the parking on the eastern most portion of the site nearest the wall. A 24 stall parking lot will be accessed off alley, along with the originally proposed 31 stalls behind the building and 22 underground stalls with storage areas. To accommodate the economic impact of the smaller building footprint the building will go from three stories as originally proposed to four stories.

Mills presented samples of the building materials- 100% masonry with a combination of stone and brick and hardy board near the top. Discussion of the architectural materials, colors, exterior elements followed. The townhome units are two stories and have direct front door access to the outside.

There are no AC or heating units visible from the street. Waste removal was discussed. All residential unit windows are operable. Aluminum frame on the storefront windows and vinyl frame on the residential windows.

The east parking lot will be tenant parking. The commercial tenants will probably use street parking or the City lot across Kingan Ave. Discussion about a natural or masonry buffer between Layton Avenue and the east parking lot was discussed with reference to examples in the City's Design Guidelines. This will be explored at the staff level. There will be on-site management of the apartments by Bear Property Management. The units are as follows: seven market rate and 50 workforce rate; 21 one bedrooms, 27 two bedrooms, and 9 three bedrooms.

The Mayor restated the recommendation that a buffer to the parking lot be developed at the staff level, to be carried with the motion.

Mike Nelson motioned to approve the plans on behalf of the Design Review Board, seconded by Joan Houlehen. All in favor. Alderman Bartoshevich motioned to approve the plans on behalf of the Plan commission, seconded by Alderman Moralez. All in favor.

Motion to adjourn the Design Review board made and carried with all in favor.

4. Review and take appropriate action on the proposed Certified Survey Map combining multiple vacant lots at 3503-53 East Layton Avenue. Motion to approve made by Commissioner Nelson, seconded by Commissioner Zsebe. All in favor.
5. Review and take appropriate action on the proposed Certified Survey Map combining lots 3636 East Layton Avenue, submitted by Lawrence Raszeta, owner. Motion to approve made by Commissioner Zsebe, seconded by Commissioner Savagian. All in favor.
6. Review and take appropriate action on the proposed Certified Survey Map combining lots at 3536 East Layton Avenue, submitted by Georgakakis Properties LLC. Motion to approve made by Alderman Bartoshevich, seconded by Commissioner Savagian. All in favor.
7. Motion to adjourn made by Bartoshevich, seconded by Savagian. All in favor.