

**MINUTES OF PLAN COMMISSION  
FOR THE CITY OF CUDAHY, WI HELD AT THE MUNICIPAL BUILDING ON  
June 13, 2017**

**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 Morales, Commissioner Nick Gates, and Alderwoman Michele St. Marie-Boelkow. Commissioner Harry Savagian and Commissioner Jim Zsebe were absent and excused. Also present was Economic Development/Inspections & Zoning Director Brian Biernat.

2. Review and take appropriate action on the meeting minutes of May 9, 2017. **Motion made by St. Marie-Boelkow, seconded by Gates**, to approve the minutes. All in favor.

**OLD BUSINESS**

3. None

**NEW BUSINESS**

**OPEN PUBLIC HEARING AT 7:05 PM**

4. Public hearing to review an application for a conditional use permit to allow a public works government structure at 5133 S. Whitnall Avenue & 5200 S. Barland Avenue, submitted by City of Cudahy Department of Public Works. The proposed use may be allowed as a conditional use within the M-1 Limited Manufacturing Zoning District per:

Sec. 44-503. – Conditional Uses.

The following conditional uses may be permitted in the M-1 Limited Manufacturing District:

(6) Government structures, such as fire and police stations.

**STAFF COMMENTS:**

Economic Development Director Brian Biernat introduced the proposal for a new Department of Public Works facility. Per code, a government structure is a conditional use in the M-1 District and requires a public hearing. A certified survey map, site plan, and architectural plan were presented by the DPW.

**PRESENTATION BY APPLICANT:**

Director of Public Works & Engineering Mary Jo Lange presented the plans. The site is owned by the City's storm water utility. The site is currently used by the DPW as a temporary storage yard.

The current main DPW building is located on Pabst Avenue with access to Packard Avenue. Lange stated that the building was built in the 1950s and lacks fire protection. The Department has overgrown the facility and cost to update it to Department of Labor code is very expensive. An engineering and architectural firm was hired to conduct analysis for preliminary details of a site and building plan based on department needs. A salt storage shed is part of the proposal.

The consulting architect continued the presentation. Components include: a 70,000 sq ft main building with garage, a salt storage shed built for 2,000 tons, a 12,800 sq ft cold stage shed, security fence, a green house, a fuel station, visitor parking, retention pond, and landscaping berm with bioswale at rear of the site. The 1<sup>st</sup> phase is to build the salt shed and security fencing.

Alderman Moralez asked Lange to discuss the funding and budgeting for the project. The initial fees were planned for and budgeted for in advance over several years. There is no additional fee or levee impact the community can expect within the initial phase.

#### **PUBLIC COMMENTS:**

Greg Loferski, 2533 E. Donald Avenue, spoke about the notice and the cost of the project. Discussion ensued that this public hearing involves a conceptual approval of the site for the DPW. The final plans and financing will be addressed at future meetings of the Plan Commission and Common Council.

Diane Zgrodnick, 6075 S. Elaine Avenue, spoke about past inspections and cost of the project.

Todd Reimer, 3139 E. Underwood Avenue, spoke about adding truck traffic to the area. The new access road linking the Whitnall facility's rear to Nicholson Avenue was discussed. Lange spoke about the efficiency of having two access points for trucks at either end of the site.

Rick McGaver, 6026 S. New York Avenue, spoke in opposition to the proposal.

Linda Gaseski, 3127 E. Underwood Avenue, spoke and shared concerns about adding truck traffic to the area.

Greg Loferski spoke a second time and asked whether the item could be moved to a referendum.

#### **CLOSE PUBLIC HEARING AT 7:51 PM.**

#### **OPEN PUBLIC HEARING AT 7:52 P.M.**

5. Public hearing to review an application for a temporary conditional use permit to allow an outdoor vendor market for a period not to exceed 150 days per year at 5601 S. Pennsylvania Avenue Suite 3, submitted by Martin W. Linskey (My Friends Thrift Store). The proposed use may be allowed as a temporary conditional use within the M-1 Limited Manufacturing District per:

Sec. 44-47. Temporary Uses.

(3) Farmers markets for a period not to exceed 150 days per year.

**STAFF COMMENTS:** Biernat stated that public hearing is required for a vendor market in the district.

**PRESENTATION BY APPLICANT:** Shane Linskey (My Friends Thrift Store) stated the vendors will be thrift vendors. There will be no food sold. Moralez asked about limits on types of goods sold.

Linskey stated there will be limits on the types of items sold and nothing illegal or illicit will be allowed.

**PUBLIC COMMENTS:**

Diane Zgodnick, 6075 S. Elaine Avenue, spoke in support of the proposal.

**PUBLIC HEARING CLOSED AT 8:00 PM.**

**CONVENE JOINT MEETING OF THE DESIGN REVIEW BOARD AND PLAN COMMISSION**

Chair Peter Dombrowski called the Design Review Board into session. The following members of the Design Review Board were present for roll call: Mike Nelson, Nick Gates, Joan Houlehen, Eloise Williamson, and Marcelle Carlson.

6. Appropriate action regarding an application for a conditional use permit to allow a public works government structure at 5133 S. Whitnall Avenue & 5200 S. Barland Avenue, submitted by the City of Cudahy Department of Public Works.

Moralez requested there be discussion about funding for the project. The initial planning of the project is paid for through a combination of storm water and sewer funds. Any borrowing of funds to help pay for the project will come back to the Common Council with a new public hearing. The return on investment involved with the salt storage facility is greater than the cost.

There is only one elevation shown in the plans since it is a conceptual plan review. The plan fits with the Comprehensive Plan by removing the DPW facility from the commercial and residential mix of Packard Avenue.

An approval of the conceptual plan is required to build the salt storage facility since it is a structure and a new government structure in the M-1 zone requires conditional use approval. Plan Commission approval for the conceptual use will allow for development of the site with all uses proposed. Plan Commission has discretion to limit the extent of the approval with stipulations such as future review.

**MOTION MADE BY ST. MARIE-BOELKOW** to approve construction of the salt shed facility only, and any further structure must be brought back before the Plan Commission for approval. There was no second. The motion died and the Plan Commission returned to discussion.

**MOTION MADE BY ST. MARIE-BOELKOW, SECONDED BY NELSON**, to table the proposal for more information and to allow the presence of the absent commissioners. The motion carried 4-1 with the Mayor voting in opposition to the motion to table. Biernat stated the proposal will come back before the Plan Commission but does not require another public hearing for the conceptual approval.

The Design Review Board took no action.

7. Review and take appropriate action regarding the proposed building expansion plans for 3275 E. Layton Ave (Angelic Bakehouse), submitted by Nathan Laurent (Keller, Inc).

Laurent introduced the proposal for expansion. Peter Dombrowski asked about signage. Laurent stated there are no present plans for signage. Discussion ensued about adding signage to the building. Laurent stated that he would have discussions with the owner about signage and removing the temporary banner currently on site. Nelson began a discussion about landscaping and asked that the parking lot expansion include planter islands every 10<sup>th</sup> parking space. Laurent stated that a landscaping plan will be sent to staff for the final review. Landscaping will be on the north and east side of the building. Nelson questioned the lack of landscaping on the west and south side of the

building. Biernat stated that establishment of the final building footprint should include finalized landscaping plans to meet Code requirements. Houlehen stated she would like to see the existing parking lot screened with landscaping and Laurent stated landscape screening can be achieved.

**MOTION MADE BY HOULEHEN, SECONDED BY CARLSON**, to approve the plans on behalf of the Design Review Board. All in favor.

**MOTION MADE BY NELSON, SECONDED BY ST. MARIE-BOELKOW**, to approve the plans with the following conditions:

- The temporary banner signage be removed and that discussion with the owner take place regarding permanent signage.
- Landscape screening be added to the existing parking lot on Layton Avenue
- A Landscape Plan be provided to the City for final review which meets requirements of the Code
- Landscape islands be added to the parking lot expansion on the west side of the building.

All in favor.

**MOTION MADE BY NELSON, SECONDED BY GATES**, to adjourn the joint meeting of the Design Review Board and Plan Commission at 8:35 PM. All in favor.

Return to regular business of the Plan Commission meeting.

8. Appropriate action regarding an application for a temporary conditional use permit to allow an outdoor vendor market not to exceed 150 days per year at 5601 S. Pennsylvania Avenue Suite 3, submitted by Martin W. Linskey (My Friends Thrift Store).

**MOTION MADE BY ST. MARIE-BOELKOW, SECONDED BY GATES**, to approve the conditional use with condition that a barrier be placed between the traffic flow of the parking lot and the vendor market for safety purposes. All in favor.

9. Review and take appropriate action regarding a Certified Survey Map for a division of parcels at 5133 S. Whitnall Avenue & 5200 S. Barland Avenue, submitted by the City of Cudahy Department of Public Works. **MOTION MADE BY MORALES, SECONDED BY NELSON**, to approve the CSM as presented. All in favor.
10. Review and take appropriate action regarding a Certified Survey Map for a redivision of lots at 3733 E Mallory Ave, submitted by Maria G. Mercado (owner). **MOTION MADE BY MORALES, SECONDED BY ST. MARIE-BOELKOW**, to approve the CSM as presented. All in favor.
11. Review and take appropriate action regarding a Certified Survey Map for a redivision of lots at 3944 E. Layton Ave, submitted by Justin Thompson (owner). **MOTION MADE BY GATES, SECONDED BY ST. MARIE-BOELKOW**, to approve the CSM as presented. All in favor.
12. Review and take appropriate action regarding a Certified Survey Map for a redivision of lots at 5567 S. Lake Drive, submitted by Joseph N. Seguin (owner). **MOTION MADE BY ST. MARIE-BOELKOW, SECONDED BY NELSON**, to approve the CSM as presented. All in favor.
13. Review and take appropriate action regarding a Certified Survey Map for a redivision of lots at 3806 E. Munkwitz Ave, submitted by Amy Chezanowski (owner). **MOTION MADE BY MORALES, SECONDED BY GATES**, to approve the CSM as presented. All in favor.

14. Review and take appropriate action regarding a Certified Survey Map for a combination of lots at 3814 E. Munkwitz Ave, submitted by Anne Robertson (owner). **MOTION MADE BY NELSON, SECONDED BY ST. MARIE-BOELKOW**, to approve the CSM as presented. All in favor.
15. Review and take appropriate action approving the proposed Aerotropolis Development Plan for inclusion in the future City of Cudahy Comprehensive Plan 2050 chapter regarding intergovernmental cooperation. Gateway to Milwaukee and the South Eastern Wisconsin Regional Planning Commission presented the plans. **MOTION MADE BY NELSON, SECONDED BY ST. MARIE-BOELKOW**, to approve the proposal. All in favor.
16. Review and recommendation to Common Council regarding the proposed resolution approving inclusion of the Aerotropolis Development Plan in the city's next comprehensive plan update. **MOTION MADE BY GATES, SECONDED BY NELSON**, to approve the proposal. All in favor.
17. Review and take appropriate action regarding the proposed building expansion plans for 1 Sweet Applewood Lane (Patrick Cudahy, LLC), submitted by Lisa Van Handel (Excel, Inc). No action necessary as this item was approved at the May 9, 2017 meeting of the Plan Commission.

**ADJOURN**

18. On behalf of the Plan Commission, **MOTION MADE BY ST. MARIE-BOELKOW, SECONDED BY ST. MARIE-BOELKOW**, to adjourn at 9:04 PM. All in favor.