

**MINUTES OF THE PLAN COMMISSION
FOR THE CITY OF CUDAHY, WI HELD AT THE MUNICIPAL BUILDING ON
July 8, 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: Mayor Hohenfeldt, Alderman Bartoshevich, Alderman Morales, James Zsebe and Mike Nelson. Harry Savagian was absent and excused. Also present was Economic Development Director, Brian Biernat.

MINUTES

Motion to approve minutes from June 10, 2014 made by Commissioner Zsebe, seconded by Commissioner Nelson. All in favor.

NEW BUSINESS

4. Review a proposal for indoor, controlled climate classic and vintage vehicle storage at 4734 South Whitnall Avenue. Current zoning of the subject property is B-2 with a PUD overlay. Such as use may be permitted as an 'antique or collector store' with the indoor vehicular parking identified as a permitted accessory use. The proposal would require necessary modifications to the building for code compliance. Submitted by property owner, Big Water LLC.

Dan and Roger Kapella owners of the building presented their plans and pictures for classic car storage on the site. No auto repair will occur on the site, other than potentially waxing the cars. Discussion and questions ensued by the Commissioners. The Plan Commission expressed concerns regarding the outside of the facility where the owner agreed to clean up the grounds, fix exterior lights, paint appropriate areas, new trim around the doors which could be reviewed by Inspection Staff as a part of the occupancy of the building. The owners were acceptable with these conditions.

Commissioner Nelson moved to approve as presented with review of clean up by staff, seconded by Alderman Bartoshevich. All in favor.

5. Review a request to recommend the zoning of the property at 5317 South Lake Drive. The property currently zoned RS-2 Single Family Residential. The previous uses of the building included various non-confirming commercial uses. Since the last conveyance of ownership, a period of greater than twelve months of disuse took place, causing the property to lose its non-confirming status. The owner was notified that any future use of the property must now comply with the district zoning requirements.

Director Biernat explained why this item was on the agenda. On April 10, 2012, a presentation was made to the Plan Commission and approved to allow the building to be used as a business use. The owner was given twelve months to complete the project with a certificate of occupancy to be required by February of 2013. While some improvements have been made to the facility, the owner did not live up to his obligation and this is why there is a request before the plan commission for a spot zoning request.

The owner has legally forfeited the status because of lack of action and the remedies are either spot zoning or a text amendment that if approved, would be referred to the Common Council for action. Chris Jensen, owner of the property addressed the Plan Commission and talked about the improvements he has been able to accomplish during the two year period, however stated that for various reasons he was not able to complete the plans as they were presented. Discussion ensued with questions by the commission. An idea was presented to have Mr. Jensen work with the Community Development Authority for a possible land swap or some other kind of arrangement to locate his business in another building here in downtown Cudahy. Additional discussion ensued regarding this option with Director Biernat stating he would work with Mr. Jensen to approach the CDA regarding this at their July 2014 meeting. A motion was made by Alderman Bartoshevich, seconded by Commissioner Zsebe to deny the spot zoning request. All in favor.

6. Review the proposed Certified Survey Map for the property located at 3709 East Allerton Avenue, submitted by Jeff Lauzon, owner.

Director Biernat explained that the proposed CSM is part of procedural clean up as part of staff review on the property. Mr. Lauzon addressed the Plan Commission regarding any questions. Motion to approve made by Commissioner Nelson, seconded by Alderman Moralez. All in Favor.

7. Review the proposed Certified Survey Map for the property located at 3114 East Holmes Avenue, submitted by William Witkowski, owner.

Director Biernat explained that the proposed CSM is part of procedural clean up as part of staff review on the property. Motion to approve made by Commissioner Nelson, seconded by Commissioner Zsebe. All in Favor.

8. Review of the proposed Plat of Survey and perimeter fencing proposal for the property located at 6242 South Packard Avenue, submitted by Robert Shampo and Donna Seymour, owner.

Director Biernat explained the need for this request to before the Plan Commission. Ms. Seymour and Mr. Shampo provided information regarding their proposed plans for proposed Fence Project "A, and proposed Fence Project "B". Discussion and questions ensued. The Commission complimented these owners regarding the thoroughness of their presentation materials presented to the Plan Commission. A motion to approved projects and plat of survey as presented was made by Commissioner Nelson, seconded by Alderman Bartoshevich. All in Favor.

Adjourn:

Motion to adjourn the meeting at 7:52 p.m. made by Alderman Bartoshevich, seconded by Alderman Moralez. All in Favor.