

**MINUTES OF PLAN COMMISSION  
FOR THE CITY OF CUDAHY, WI HELD AT THE MUNICIPAL BUILDING ON  
August 11, 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: Alderman Justin Moralez, Commissioner Nick Gates, Commissioner Harry Savagian, Commissioner Jim Zsebe, and Alderman Richard Bartoshevich. Commissioner Mike Nelson was absent and excused. Also present was Economic Development Director Brian Biernat.

2. Review and take appropriate action on the meeting minutes of July 14, 2015. Motion to approve made by Zsebe, seconded by Gates. All in favor.

**NEW BUSINESS –**

3. Review and take appropriate action regarding the proposed change in use at 3244 East College Avenue from a physical fitness center to a house of worship, submitted by Grace Hmong Alliance Church, 14665 West Lisbon Road, Brookfield, Wisconsin. Biernat introduced the proposed change in occupancy of the site as a Conditional Use within the I-1 district, meaning there are special considerations in need of approval. Grace Hmong Alliance was asked to provide a narrative describing parking needs, hour of operation, and other site use details. There are no major proposed changes to the building. The Church will use the existing sign structure. Bartoshevich asked about the traffic pattern. The exit onto College Avenue going west will be the traffic pattern. Motion to approve the change in use made by Alderman Moralez, seconded by Alderman Bartoshevich. All in favor.

At this time Biernat added that there is an occupancy requirement to allow the City Building Inspector to identify any potential outstanding code violations which need to be corrected prior to occupancy.

4. Review and discuss the staff presentation regarding the preliminary updates to the City of Cudahy's 2050 Land Use Plan. Biernat discussed the purpose of the item. The Southwest Regional Plan Commission asked staff for the updates. The item is a working document and will inform the future Comprehensive Plan and zoning updates. No action necessary.
5. Review and take appropriate action regarding the proposed Certified Survey Map for 6201 and 6225 South Pennsylvania Avenue, submitted by Bob Ramberg, EN Engineering, on behalf of Speedway LLC. A representative of EN Engineering presented the plans. Speedway will rebuild and expand its facility on the site. Speedway LLC will also purchase additional property north of the parcel. Off-site storm-water retention and access from Pennsylvania Avenue will be shared with the neighboring north property. An approval of the CSM is needed to continue the acquisition. Biernat noted there are no issues with the land division, but that with introduction of expanded retail staff feels it more appropriate to rezone the property B-5. The filling station is a Conditional Use in the B-5 District.

Moralez asked about what the expansion will be accommodating. The building will expand with 4,600 square feet of retail. There will be additional parking. Discussion of the traffic plan

followed. Motion to approve the CSM made by Commissioner Gates, seconded by Commissioner Zsebe. All in favor.

6. Review and take appropriate action regarding the proposed site modifications at 5901 South Lake Drive, submitted by Jennifer Albrecht, Aurora Health Care. A representative of the architecture firm introduced the proposal. The proposal concerns the parking lot owned by Aurora St. Luke's South Shore located across Hately Avenue from the hospital. The primary proposal is landscape and aesthetic improvements and there are no changes to driveway access or circulation of traffic within the lot. The landscape enhancements will take place along Hately and Quality Avenue. The fencing will also be replaced with a stone material called polyethylene. Motion to approve the proposed site modifications made by Commissioner Zsebe, seconded by Commissioner Gates. All in favor.
7. Review and take appropriate action regarding the site plan modification incorporating street yard equipment screening at Trustone Financial Federal Credit Union, 5570 South Packard Avenue, submitted by Peggy Wynia. The proposal is to install a fence on the front of the property to screen HVAC equipment. The fencing will be treated lumber and four feet high. The fence will come out six feet from the building and run 35 feet in length. All landscaping will remain. Motion to approve the site modification made by Alderman Moralez, seconded by Commissioner Gates. All in favor.
8. Review and take appropriate action regarding the proposed Certified Survey Map for 4475 South Packard Avenue, submitted by Brett Willoughby, owner. Motion to approve the CSM made by Commissioner Zsebe, seconded by Commissioner Gates. All in favor.
9. Review and take appropriate action regarding the proposed Certified Survey Map for 3731 East Bottsford Avenue, submitted by Warren Ackerman, owner. Motion to approve the CSM made by Alderman Bartoshevich, seconded by Alderman Moralez. All in favor.
10. Review and take appropriate action regarding the proposed Certified Survey Map for 3838 East Armour Avenue, submitted by Jerry Church, owner. Motion to approve the CSM made by Commissioner Zsebe, seconded by Alderman Moralez. All in favor.
11. Motion to adjourn made by Alderman Bartoshevich, seconded by Commissioner Gates. All in favor.