

**MINUTES OF THE PLAN COMMISSION  
FOR THE CITY OF CUDAHY, WI HELD AT THE MUNICIPAL BUILDING ON  
September 9, 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, Nick Gates, James Zsebe, Harry Savagian, and Mike Nelson. Alderman Morales was absent and excused. Also present was Economic Development Director, Brian Biernat.

**MINUTES**

Motion to approve minutes from June 24, 2014 made by Commissioner Savagian, seconded by Alderman Bartoshevich. All in favor.

**OLD BUSINESS -**

4. None

**NEW BUSINESS**

5. **Review a proposed Certified Survey Map combining lots at 3442 East Grange Avenue, submitted by Ezequiel Alvarado-Gonzalez, owner.**  
Brian Biernat explained reasoning of CSM to eliminate interior lot lines and combine into one parcel. Motion made by Commissioner Zsebe, seconded by Commissioner Nelson. All in favor.
6. **Review a proposed Certified Survey Map combining lots at 5261 South Lake Drive, submitted by Joel & Laurie Zielinski owners.**  
Brian Biernat explained reasoning of CSM to eliminate interior lot lines and combine into one parcel. Motion made by Commissioner Gates, seconded by Commissioner Nelson. All in favor.
7. **Review a proposed Certified Survey Map combining lots at 5935 South Pennsylvania Avenue, submitted by Brent Lovejoy, owner.**  
Brian Biernat presented map, parcel being combined and divided in a way to accommodate additional development on the properties. Motion made by Alderman Bartoshevich, seconded by Commissioner Savagian. All in favor.
8. **Review the proposed Certified Survey Map for a division of Community Development Authority-owned property at 3541 East Barnard Avenue to accommodate land sales to the Cudahy Family Library, Library Square Condominium Association, and Landmark Credit Union. The proposed map also represents the vacation of a portion of public alley abutting the Landmark Credit Union property.**

Brian Biernat presented the map and explanation that the land was taken back by the CDA under the development agreement, the CDA obtained title. Motion to approve as presented made by Commissioner Savagian, seconded by Commissioner Gates. All in favor.

**9. Review the proposal submitted by William Bodner, of Bodner Property Management, LLC for removal of Cudahy Pines Condominium (2561-2760 East Adams Court) from the provisions of Chapter 703, Wisconsin statutes. The Cudahy Pines is a failed condominium project. The proposal is to dissolve the condominium and revert the property assets and use under one tax key identifier and parcel under single entity ownership to be managed as a multi-family investment property.**

Owner, William Bonder discussed with the commission reading the initial structure and the reality of this development. The purpose of this before the commissioners is to clean up the current fragmented ownership, unwind the condominium association and take care of a few units ownership issues. Many of the units, possibly as little as 5, are currently owner occupied units, with the balance about 75 units not owner occupied. There are approximately about six to seven ownership entities other than the five owner occupied units that will come under one ownership, if this is approved by the Plan Commission. Discussion with questions and answers were provided to the Commission. After further discussion it was also told to the commission that this would unwind the association under state statues, clean up the condominium plot, and the condo articles of incorporation. Additional final discussion ensued. A motion was made by Alderman Bartoshevich, seconded by Commissioner Savagian to remove the provisions of Chapter 703 Wisconsin Statutes, and revert the property assets and use under one tax key identifier and parcel under single family entity ownership to be managed as a multi-family investment property at 2561-2760 East Adams Court. All voting in favor.

**ADJOURN**

Motion to adjourn meeting at 7:29 pm made by Commissioner Gates, seconded by Commissioner Zsebe. All in favor.