

**AMENDED MINUTES OF PLAN COMMISSION
FOR THE CITY OF CUDAHY, WI HELD AT THE MUNICIPAL BUILDING ON
May 8, 2018**

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 MySouthShoreNow.com.

ROLL CALL

The following members of the Plan Commission were present for roll call: Commissioner Mike Nelson, Alderman Justin Morales, Commissioner Nick Gates, Commissioner Harry Savagian, Commissioner Jim Zsebe, and Alderwoman Michele St. Marie-Boelkow. Economic Development / Inspections & Zoning Director Brian Biernat was also present.

2. Review and take appropriate action on the meeting minutes of April 10, 2018. **Motion made by St. Marie-Boelkow, seconded by Savagian**, to approve the minutes. All in favor.

NEW BUSINESS

3. Public hearing to review a conditional use proposal to allow a self-service storage facility (mini-warehouse) located at 5083 S. Packard Avenue, submitted by Alex Simic, Storage Master LLC. The location is subject to M-2 General Manufacturing District Zoning. Self-service storage facilities (mini-warehouses) may be allowed as a conditional use within this district per Sec. 44-541. Conditional uses.

STAFF COMMENTS:

Director Biernat presented the proposal for a mini-storage facility at subject location. Historically the location served industrial purpose as the building was a tannery. The site has been vacant for an extended period of time and has been subject to vandalism and blighted. Development on the site has been problematic by its closed contamination status making it subject to the DNR's closure plan. The use is permitted in the district as a conditional use.

PRESENTATION BY APPLICANT:

Alex Simic presented the background of the Storage Masters business and plans for the site. The current building would be renovated with a new façade. The 94,000 square foot building would be transformed into 600 mini-storage units.

Morales asked about time schedule. Storage Masters would seek to close in August of 2018 and be open next spring.

Savagian asked if storage trucks would be in the parking lot. Simic confirmed that three storage trucks will be kept on premise. Cold storage units will also be stored on site.

Moralez asked about repairs to the parking lot. The lot will be sealed and re-stripped. DNR approved is needed to change contours of the parking lot. There is a proposed rod-iron fence to screen the lot. There is a two foot strip between the fence and sidewalk which further limits the ability for landscaping.

St. Marie-Boelkow asked about placement/location of the storage trucks. Simic stated that trucks will be kept on the southern perimeter of the lot and shielded behind other buildings.

Gates asked about stacking the pods. The pods are designed to only be stacked in single stories.

The office is staffed 9 to 5 Monday through Friday, 8 to 4 on Saturday, closed on Sundays. Tenant access is limited from 7 AM to 7 PM.

The DNR will limit the ability to dig on the site to add landscaping. Staff has reviewed the site plan, including the engineering department, and staff is satisfied with the site plan.

PUBLIC COMMENTS: No public comments.

CLOSE PUBLIC HEARING: The public hearing closed at 7:21 PM.

4. Public hearing to review a conditional use proposal to allow a non-commercial motorcycle hobbyist club located at 5156 S. Packard Avenue, submitted by Peter Mathews. The location is subject to B-2 Commercial Business District Zoning. Non-commercial motorcycle hobbyist clubs may be allowed as a conditional use within this district per Sec. 44-368. Conditional uses.

STAFF COMMENTS:

Biernat met with the owner of the property and applicant. Zoning will allow the proposal as a conditional use. Historically the buildings were separate and were joined at some point. The proposal is that the club will take occupancy in the hall space only, creating a separate occupancy that will require interior alterations to meet Code.

Savagian asked how the building will be separated. Biernat stated that a fire rated wall or door needs to be assembled.

Moralez asked about entrance/exits. There is access at the front and at the rear.

PRESENTATION BY APPLICANT:

Peter Mathews presented the proposal. He distributed parking layouts to show that vehicles will only be stored on Packard Avenue to stay away from the residential neighborhood. The amount of motorcycles on premise will vary from 1-20 at a given time. The site will not be used to sell alcohol and is not open to the public. It is a gathering site for club members only.

PUBLIC COMMENT:

Angela Garcia, 3632 E. Pulaski Ave, spoke in opposition.
Mike Johnson, 3930 E. Grange Ave, spoke in opposition.
Jackie Lynd, 3632 E. Pulaski Ave, spoke in opposition.
David Charleyois, 438 Water Street, Black River Falls, spoke in favor.
Elizabeth Creszki, 3877 E. Underwood Ave, spoke in opposition.
Steven Brittain, 12032 Langlade St, Milwaukee, spoke in favor.
John Gehrre, 5620 W. Bottsford Ave, Greenfield, spoke in favor.
Dennis E., 3300 Grange Ave, Greenfield, spoke in favor.
Laura Meroff, 5620 W. Bottsford Ave, Greenfield, spoke in favor.

Pat Gebles, 7240 Snorthsope Rd, spoke in favor.
Brankica Radoranowicz, 8339 S. Newbury Dr, spoke in favor.
JL Mason, 611 Marshall Ave, spoke in favor.
Gil Lagosh, 3024 E. Delaware Ave, spoke in favor.
Claire Mish, 3953 E. Martin Ave, spoke in favor.
Daniel Schultz, 3654 E. Barnard Ave, spoke in favor.
Tony San Felizo, 6757 Storey Point Ct, Mukwonago, spoke in favor.
Varyasa Cormon, 6022 S. Barland Ave, spoke in neutrality.
Gino Wales, 3419 98th St, Milwaukee, spoke in favor.

There was discussion during the public comment about why the club was evicted from their former location in South Milwaukee. Plan Commissioners received a court report from South Milwaukee which details law violations against the club at that location.

The following people provided comments through e-mail:

Dianna Baker is in favor.
Lori Bornhofer is in favor.
Dawn Hostad is in favor.
Tina Mcqueen is in favor.
Stacy Mahan is in opposition.
John Patrick is in favor.
Carol Reabe is in favor.
Greg Straub is in favor.
Laurel Turner is in opposition.
Bobby Wilson is in opposition.

CLOSE PUBLIC HEARING: Public hearing closed at 8:30 PM.

Motion made by St. Marie-Boelkow, seconded by Moralez, to move item #8 on the agenda up to below item #4.

5. Review and take appropriate action regarding a conditional use proposal to allow a non-commercial motorcycle hobbyist club located at 5156 S. Packard Avenue, submitted by Peter Mathews.

Hohenfeldt discussed the report of citations against the club as given by South Milwaukee. He then opened discussion up to the Plan Commission.

Moralez said the majority of opinions expressed to him by those in his district were in opposition to the club. There are noise concerns.

Savagian said that his concerns are with the site being residential and that there is little room for the motorcycles to park on Packard Ave.

St. Marie-Boelkow said people from her district have expressed concern over the activity and noise generated from the motorcycle club in the neighborhood.

There was further discussion about the citations against the club at it's location in South Milwaukee and the degree to which these violations were warranted.

A time limit period on the conditional use was proposed. There were daily time limits proposed.

Motion made by Zsebe seconded by Nelson, to approve the conditional use for a probation period of two years with a daily time limit set to bar hours as defined by the City Clerk. **The motion failed to pass with a vote of 3-4.** Hohenfeldt, Moralez, Savagian, and St. Marie-Boelkow voted to reject the motion. The conditional use does not pass.

Motion made by St. Marie-Boelkow, seconded by Savagian, to take a 10 minute recess. All in favor.

Meeting called back to order at 9:35 PM.

OLD BUSINESS

6. Review and take appropriate action regarding the proposed accessory use for a volleyball court in the adjacent side yard at 3455 E. Layton Ave (City Lounge), submitted by Alex Ahmad (owner).

Biernat stated the attorney of the abutting property to the east provided a written objection to the court. Alex Ahmad presented the revised plans for the volleyball court on the east side of the property. There is a wood fence proposed to prevent people from entering the court from off-site. There is netting proposed above the fence to prevent the ball from escaping the court and going into the street. Play is open until 10 PM. There will be zero use on the court after 10 PM. Light fixtures will be mounted.

Motion made by Savagian, seconded by Nelson, to approve. All in favor.

NEW BUSINESS

7. Review and take appropriate action regarding a conditional use proposal to allow a self-service storage facility (mini-warehouses) located at 5083 S. Packard Avenue, submitted by Alex Simic, Storage Master LLC.

Motion made by Moralez, seconded by Savagian, to approve. All in favor.

8. Review and take appropriate action regarding the proposed site plan at 5083 S. Packard Avenue for Storage Master, submitted by Alex Simic.

Motion made by Nelson, seconded by Gates, to approve with condition that perimeter landscaping be added along the fence in the street yard and approval of above grade containerized site landscaping be discussed with the DNR. All in favor.

- 9- Review and take appropriate action regarding the modification to the existing, approved master signage plan at 5656 S. Packard Avenue (Family Dollar/Dollar Tree), submitted by Angela Dlugi (Bauer Sign USA).

Motion made by Nelson, seconded by Savagian, to approve the signage plan with condition that the panel on the monument sign use a black background. All in favor.

- 10- **Motion made by Gates, seconded by St. Marie-Boelkow, to adjourn. All in favor.**