

**MINUTES OF PLAN COMMISSION  
FOR THE CITY OF CUDAHY, WI HELD AT THE MUNICIPAL BUILDING ON  
April 10, 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 St. Marie-Boelkow. Economic Development / Inspections & Zoning Director Brian Biernat was also present.

2. Review and take appropriate action on the meeting minutes of March 13, 2018. **Motion made by St. Marie-Boelkow, seconded by Gates**, to approve the minutes. All in favor.

**NEW BUSINESS**

3. **Public hearing to review an application by Alex Ahmad, operator of City Lounge (3455 E. Layton Ave), for a temporary conditional use permit for an outdoor event, City Limits Music Festival 2018, involving City Lounge property and adjacent public property and right-of-way. Application for permit per:**

17.1007 – TEMPORARY USES. The following temporary uses are conditional uses and may be permitted as specified.

A. GENERAL REQUIREMENTS. Temporary uses may be permitted in a B-1, B-2, B-3, B-5, or any manufacturing district for a period not to exceed 10 days. Special requirements may be imposed by the Plan Commission for parking, sanitary facilities, lighting, and hours of operation. No temporary use listed herein shall be conducted within the street right-of-way. Temporary uses permitted under this section may erect one (1) temporary sign not to exceed 16 square feet in area on one (1) side and 32 square feet in area on all sides. All buildings, tents, equipment, supplies, and debris shall be removed from the site within five (5) days following the temporary activity. The following temporary uses may be permitted.

(1) Flea Markets, Carnivals, and Outdoor Group Assemblies of 250 people or more.

**STAFF COMMENTS:** Director Brian Biernat stated that the event is in its fourth year and will closely parallel the terms and conditions of previous years. Staff has reviewed safety and health conditions as part of special event review process. CDA approved the use of the property and Rules, Laws, and Licenses approved the extension of premises.

**PRESENTATION BY APPLICANT:** Alex Ahmad stated the set-up will take place July 12<sup>th</sup>, 2018. Friday, July 13<sup>th</sup> is the first day of the festival, 5 pm to 11 pm. Saturday, July 14<sup>th</sup> is the second and final day of the festival, 3 pm to 11 pm. Tear down will take place on Sunday, July 15<sup>th</sup>. Typically the

lot is cleared by mid-afternoon on the Sunday of tear-down. Crews will go around to clean up the area on the Sunday. The event itself will remain fenced in. Private security is staffed and stays overnight.

**PUBLIC COMMENTS:** Mayor John Hohenfeldt read a letter from Randall Berskowski, 3501 E. Squire Avenue, in support of the event.

**CLOSE PUBLIC HEARING:** The public hearing closed at 7:07 PM.

4. Appropriate action regarding an application by Alex Ahmad, operator of City Lounge (3455 E. Layton Ave), for a temporary conditional use permit for an outdoor event, City Limits Music Festival 2018, involving City Lounge property and adjacent public property and right-of-way. **Motion made by Nelson, seconded by Savagian**, to approve the temporary conditional use permit as presented. All in favor.

**CONVENE JOINT MEETING OF THE PLAN COMMISSION AND DESIGN REVIEW BOARD** at 7:09 PM. Chairman Peter Dombrowski, Joan Houlehen, Mike Nelson, and Nick Gates were present for roll call. Eloise Williamson was absent and excused.

5. Review and take appropriate action regarding the final site and architectural plan for 3200 E. Barnard Avenue (Barnard Village Apartments), submitted by Dan Carmody.

Dan Carmody presented the plans for six 6-family market rate apartment units. Carmody stated he wishes to go with the gable roof design of the buildings. Peter Dombrowski spoke in disfavor of the gable roof design because it does not fit the urban character that he thinks the City should be striving for at that property. Nick Gates seconded Dombrowski's concerns about the design. Gates read an excerpt from the Municipal Code that states, "No building shall be permitted that the design or appearance is so identical to the adjoining premise as to create excessive monotony or drabness." In the Commissioner's opinion the six building development will create such monotony. Carmody presented a hip roof alternative to the Plan Commission. Gates also requested more plan documents for the final approval. Moralez stated that the City has worked with the developer prior and feels confident in their ability to create a successful development. Carmody addressed the financial hardship of the developing on the site given the stormwater management limitations.

Biernat stated the site does not abut Layout or other main commercial arterials. If it were it would be much more appropriate to seek an urban mixed-use development. The site is set-back off Layout and presents itself as a bookend to similar development off Nicholson north of Layton.

Discussion about the site's design ensued.

Hohenfeldt asked for no action to be taken. Hohenfeldt asked for the Commissioners to provide comments about the site's design proposal to Director Biernat within one week of tonight's meeting in order to give Carmody better guidance on what design elements the Commissioners would like to see be different. Carmody will then return before the Plan Commission and Design Review Board at the May 8<sup>th</sup> meeting. No action taken.

6. **Motion made by Houlehen, seconded by Gates**, to adjourn the Design Review Board.  
**Motion made by Moralez, seconded by Zsebe**, to adjourn meeting of Plan Commission.