

**MINUTES OF PLAN COMMISSION
FOR THE CITY OF CUDAHY, WI HELD AT THE MUNICIPAL BUILDING ON
December 12, 2017**

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 Moralez, Commissioner Nick Gates, Commissioner Harry Savagian, Commissioner Jim Zsebe, and Alderwoman St. Marie-Boelkow. Also present was Economic Development / Inspections & Zoning Director Brian Biernat.

2. Review and take appropriate action on the meeting minutes of November 14, 2017. **Motion made by St. Marie-Boelkow, seconded by Gates**, to approve the minutes. All in favor.

OLD BUSINESS

3. 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 and Reclamation, LLC.

Director Biernat asked for the item to be dropped from the agenda to give Ahmad more time to provide the necessary submittal information.

Motion made by Moralez, seconded by Savagian, to drop the item from the agenda. All in favor.

NEW BUSINESS

4. Review and take appropriate action regarding a petition to the Common Council to rezone the property at 3527 E. Cudahy Ave from RD-2 (One & Two Family Residential) to Residential Multi-Family (Three or More), submitted by Deloris Brown.

Biernat explained that the home was recently bought by a new owner. Prior to their purchase the home was classified as a legal, non-conforming structure as an occupancy for four family dwellings in a one to two family dwelling zone. The legal, non-conforming classification may continue in perpetuity unless there is a substantial change to the structure. The owner proceeded with substantial work to convert attic space to habitable space with intent to increase the square footage of second floor dwelling units. Biernat explained that the remedy and most practical approach, in order to allow the owner to continue to make improvements, is to rezone the property to RM-2 Residential Multi-Family.

Deloris Brown and members of the Brown family presented their plans for the property. Brown was not made aware of the property's legal, non-conforming classification prior to purchase. Biernat

clarified that following the rezone the Department will continue with review of permits and apply appropriate fees.

Motion made by Moralez, seconded by Savagian, to recommend the rezone of the property from RD-2 to RM-2 to the Common Council. The motion carried 6-1 with Nelson opposed. A public hearing will be held before the Common Council regarding the proposal on January 16th.

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