

**MINUTES OF THE PLAN COMMISSION  
FOR THE CITY OF CUDAHY, WI HELD AT THE MUNICIPAL BUILDING ON  
November 11, 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: Alderman Moralez, Commissioner Savagian, Commissioner Zsebe, and Alderman Bartoshevich. Commissioners Nelson and Gates were excused. Also present was Economic Development Director, Brian Biernat.

**MINUTES**

Motion to approve minutes from October 14 and October 27, 2014 made by Alderman Bartoshevich, seconded by Commissioner Savagian. All in favor.

**NEW BUSINESS**

1. **Review and take appropriate action on the proposed Certified Survey Map replacing the vacated plat of the Cudahy Pines Condominium, 2541-2760 East Adams Court.**  
Mayor Hohenfeldt stated that the Commission previously approved plans for the applicant to take ownership of the property and convert it to one ownership entity. The CSM will allow the plan to proceed. Motion to approve by Zsebe, seconded by Bartoshevich. All in favor.
2. **Review and take appropriate action on the proposed Certified Survey Map aggregating and re-subdividing the CDA-owned parcel at 3541 East Barnard Avenue in anticipation of land sales to Landmark Credit Union, the Cudahy Family Library, and the Library Square Condominium.**  
Brian Biernat updated the Commission on plans for the alley vacation. The CSM will be reviewed by Common Council with a public hearing on December 2<sup>nd</sup>. A Commissioner asked about the timeline of the project and Biernat explained all documentation must be recorded at the register of deeds, after which title work and conveyance of lots may be initiated, followed by negotiation with Landmark for a sale price for the parcel identified as Lot 1 on the CSM. Conveyance to Library and condominiums will be quick claimed to facilitate needs for additional space. It was determined that Lot 1 should be sold at fair market price. The anticipation is to conclude all conveyances by early 2015 and to start actual construction on the Library's plans for the lot in spring. Motion to approve by Savagian, seconded by Moralez. All in favor.
3. **Review and take appropriate action on the proposed Certified Survey Map combining lots and removing interior lot lines at 3628 East Pulaski Avenue, submitted by Sean Kelly, owner.**  
Brian Biernat stated this CSM serves to update the cadastral and benefit the property owner by removing any encumbrances or restrictions placed due to the building crossing over the current interior lot line. Motion to approve by Bartoshevich, seconded by Savagian. All in favor.

4. **Review and take appropriate action regarding the request for conceptual approval for the 1<sup>st</sup> Annual City Limits Fest, proposed by Alex Ahmad, owner-operator of the City Lounge, 3455 East Layton Avenue.**

Biernat explained the proposal for a community event requiring some degree of partnership between City Lounge and City of Cudahy. The event is open to public who purchase tickets and requires closing off some public streets and cooperation by City and CDA to accommodate parking needs. The action at this meeting is to review the concept. If approved staff level review will begin for Department heads to properly analyze relevant safety issues and services needed to accommodate event. A Temporary Conditional Use Permit will ultimately be required which goes before a public hearing of the Common Council. Biernat suggested the downtown district is best able to facilitate this type of event and has value to the City to promote downtown.

Concerns were raised over city funding being used and promoting the image of this area as planned residential. These elements will be better understood during staff level review. The Plan Commission will be able to review the full plan prior to the public hearing for the Temporary Conditional Use. The purpose of this action is the conceptual review. Ahmad stated public funds will not be sought other than city services required. Comments in favor of the event were the chance to give downtown a boost as a destination and drawing visitors to downtown who may then revisit and support. Ahmad said he hopes to have anticipated numbers of attendees, through ticket sales, in order to demonstrate the level of services needed. Motion to approve made by Savagian, seconded by Morales. All in favor.

**ADJOURN**

Motion to adjourn meeting made by Alderman Bartoshevich, seconded by Commissioner Savagian. All in favor.

# AGENDA

November 7, 2014

On Tuesday, November 11, 2014 at 7:00 PM, there will be a **regular** meeting of the **Plan Commission** at the Cudahy Municipal Building (5050 South Lake Drive).

## AGENDA

1. Opening statement and roll call.
2. Review and take appropriate action on the meeting minutes of 10-14-14 and 10-27-14.

### OLD BUSINESS -

3. None

### NEW BUSINESS -

4. Review and take appropriate action on the proposed Certified Survey Map replacing the vacated plat of the Cudahy Pines Condominium, 2541-2760 East Adams Court.
5. Review and take appropriate action on the proposed Certified Survey Map aggregating and re-subdividing the CDA-owned parcel at 3541 East Barnard Avenue in anticipation of land sales to Landmark Credit Union, the Cudahy Family Library, and the Library Square Condominium.
6. Review and take appropriate action on the proposed Certified Survey Map combining lots and removing interior lot lines at 3628 East Pulaski Avenue, submitted by Sean Kelly, owner.
7. Review and take appropriate action regarding the request for conceptual approval for the 1<sup>st</sup> Annual City Limits Fest, proposed by Alex Ahmad, owner-operator of the City Lounge, 3455 East Layton Avenue.
8. Adjourn.

*Brian F. Biernat*  
Economic Development Director

CC: Mayor  
Board Members  
Aldermen  
City Attorney  
City Clerk  
City Engineer  
Press/Posting

### PUBLIC NOTICE

Upon reasonable notice, a good faith effort will be made to accommodate the needs of individuals to participate in public meetings who have a qualifying disability under the American with Disabilities Act. Requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service contact the Cudahy City Clerk at 769-2204 (FAX 769-2257). The meeting room is wheelchair accessible from the west entrance on South Lake Drive.

Note: There is a potential that a quorum of the Common Council will be present.

# Plan Commission Application Form

City of Cudahy, 5050 South Lake Drive, Cudahy, Wisconsin 53110  
414-769-2215 414-769-2257 (fax)

## Applicant or Agent for Applicant

Name: Alex Ahmad  
 Company: Reclamation, LLC D.B.A. City Lounge  
 Address: 3455 E. Layton Ave.  
 City: Cudahy State: WI Zip: 53110  
 Daytime Phone Number: 414-747-8408  
 E-mail Address: alex@ourcitylounge.com  
 Fax Number: -

## Agent is Representing (Owner - Leasee)

Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Daytime Phone Number: \_\_\_\_\_  
 E-mail Address: \_\_\_\_\_  
 Fax Number: \_\_\_\_\_

Project Name/New Company Name (if applicable) City Lounge's  
1st Annual City Limits Fest

## Application Type and Fee

(Check all that apply)

Agent Address will be used for all official correspondence

### Property Information

Property Address: 3455 E. Layton Ave.  
 Tax Key Number: \_\_\_\_\_  
 Current Zoning: \_\_\_\_\_  
 Property Owner: City of Cudahy  
 Property Owner Address: \_\_\_\_\_  
 Existing Use of Property: Parking Lot & Supporting Streets/ Land  
 Structure Size: Stage : 44'x24' Addition  
 Construction Cost Estimate: -  
 Landscaping Cost Estimate: -  
 Total Project Cost Estimate: 35,000.00  
 Previous Occupant: -

- Request for Zoning Change: \$ 300.00 (Public Hearing Required)
- Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_
- Request for Ordinance Amendment \$ 300.00 (Public Hearing Required)
- Conditional Use, \$300.00 (Public Hearing Required)
- Certified Survey Map, \$200 plus \$300.00 for each additional buildable lot
- Planned Unit Development \$300.00 (Public Hearing Required)
- Subdivision Plats Preliminary \$400.00
- Subdivision Plats Final, \$300.00 per lot
- Street or Alley Vacation/Dedication, \$250.00
- \*Level 1 (Project cost of less than \$2,000) Site, Landscaping, Architectural Plan Review, \$35.00 [\$150.00]
- \*Level 2 (Project cost of more than \$2,000 but less than \$25,000) Site, Landscaping, Architectural Plan Review, \$125.00 [\$250.00]
- \*Level 3 (Project cost of more than \$25,000 but less than \$100,000) Site, Landscaping, Architectural Plan Review, \$250.00 [\$500.00]
- \*Level 4 (Project cost of more than \$100,000.00 but less than \$200,000) Site, Landscaping, Architectural Plan Review, \$500.00 [\$1,000.00]
- \*Level 5 (Project cost of more than \$200,000) Site, Landscaping, Architectural Plan Review, \$900.00 [\$1,800.00]
- \*Site, Landscaping, Architectural Plan Amendment, \$100.00 [\$200.00]
- \*Extension of Time, \$250.00 [\$500.00]
- \*Signage Plan Review, \$100.00 [\$200.00]

## Attach Detailed Description Of Proposal

In order to be placed on the Plan Commission agenda, the Zoning Administrator must receive a completed application, appropriate fees, a detailed project description and 10 bound, complete plan sets of scaled, folded and stapled plans (11" x 17") that enables the documents to be reviewed without removing the binding, and 1 electronic copy (PDF format) of the plans not less than ten (10) days prior to the Plan Commission meeting.

\*Submittals will be accepted until 5 PM the Wednesday prior to the meeting. The fee for submittals after the 10 day deadline shall be as shown in the brackets.

Attached Plans Include: (Application is incomplete without required plans, see handout for requirements)

Site Plan   
  Floor Plans   
  Elevations   
  Signage Plan   
  Legal Description   
  Certified Survey Map  
 Landscaping/Screening Plan   
  Grading Plan   
  Utility System Plan   
  Other: Sanitation Support, Safety Fencing

Applicant or Agent Signature: \_\_\_\_\_ Date: 10/31/14

Please do not write in this box	
Application Accepted by: _____	Meeting Date: _____
Date: _____	Total Fee: _____

Please make checks payable to:  
**City of Cudahy**

# CITY LOUNGE

## CITY LIMITS FEST

### JULY 11<sup>TH</sup> 2014

Gates Open 10am - Midnight

City Lounge Opens 10am

Capacity :

VENDOR	DESCRIPTION	LINE TOTAL
Stetson & Lace	Young Country, Cover	1,100.00
Chasin' Mason	Hottest Local Country, Original and Cover	
Josh Thompson	HEADLINER - National Country Original Artist, Hometown: Cedarburg	15,000.00
Commercial Rubbish Collection	Waste Disposal ; 14 cubic yard container	325.00
Mobile Mainstage by Glen Fohr	Stage, Drop off, set up, take down, take away. Stage Size 44'x24' with sound wings	2,500.00
	Sound & Lighting	1,250.00
RTM	Concert , Ticketing Security	
Media Maxx Marketing	Advertising, Radio, Billboards, etc.	TBD
City Lounge	Hospitality Rider Josh Thompson	968.76
City of Cudahy	Snow Fencing, Closed Street Barricades	
Fabco	Power Generators, 4 Light Towers, 500' Power Distributors	<del>5,000.00</del>
City Lounge Staff	City Lounge Full Staffing	1,250.00
Number One Portables	Portable Toilets & Sinks : 20 Toilets, 2 Handicap, 4 Sinks	2,180.00
	Tickets / Scanners	1,000.00
	Total Costs	

# City Lounge City Limits Fest

3455 E Layton Ave Cudahy WI 53110, USA



**CITY LOUNGE**  
**CITY LIMITS FEST**  
**JULY 11<sup>TH</sup> 2015**

City Lounge proposes to start an annual event which would take place starting this year on July 11<sup>th</sup> 2015. This event would feature country music acts ranging from local to national, drawing attention not only to City Lounge but the City of Cudahy for the event as well. Currently the acts are Stetson & Lace, Chasin' Mason (in talks), and Headliner Josh Thompson.

We are looking to have gates open at 10am as well as our establishment. This would allow for maximum exposure and experience of the festivities. For the headliner show we are seeking a 12am (Midnight) completion time to allow for all 3 acts to have proper show lengths.

Our venue alone does not possess the necessary space to house such an event and therefore I am proposing the use of the City Lot South of our establishment as well as the field behind it.

Because of the volume of expected visitors to our city we also would need the city's help in establishing safe, reasonable parking areas in addition to using side streets.

Kingan would be the proposed street to shut down as it is a less frequently used street and would allow for the security and safety of the attendees. We would also place safety light towers and generators around the area of the event to provide ample lighting and power to the stage and booths.

Sanitary Facilities will be contracted out per capacity rating provided by the city upon survey. These facilities would consist of temporary bathrooms and sinks per code. Commercial Rubbish Collection has also agreed to provide a 14 cubic yard container to properly provide for the events trash & waste. The parking lot and fenced in area would only allow for the use of plastic and/or aluminum drinking containers for safety reasons. All collected aluminum would in turn be donated to the Cudahy Packers Football Program to use as they see fit.

Local businesses will be contacted in the area by City Lounge and its employees to set up booths and/or displays at this event allowing further awareness and promotion of our area.

There would be a proposed stage 44' x 24' setup at the back of the field allowing for maximum viewing for the show. The bands busses and equipment trailers would be parked to the east of the stage area on Kingan.

For the event we would have to snow fence off the surrounding area as this would be a ticketed event only, currently looking at general admission at \$20-\$25. We would look for the

city to possibly provide said fencing for the event. Security for the outdoor fenced off area and stage will be provided by RTM Security Company. There will be (2) Entrances/Exits for this event each with a ticket station for scanning in new attendees.

We are seeking sponsors for the event but currently have major interest from Budweiser to sponsor the event in its entirety. Beer trailers and tents would be setup throughout the lot area of event as well as possible food trailers, games, & booths selling from supporting area business such as La La's & Papa Luigi's. Due to the beer/ alcohol sales being provided and sold by City Lounge, an extension of premises may be required.

Coordination with the city's police force and emergency services will need to be established as the date approaches. The goal is to make this fun event for everyone. We currently are in contact with the rail line to put a courtesy speed restriction and horn variance for the day of the event.

We also are in talks with our advertising company about promotion of this event for radio.

Thank you for the time and consideration of this proposal.