

**MINUTES OF PLAN COMMISSION  
FOR THE CITY OF CUDAHY, WI HELD AT THE MUNICIPAL BUILDING ON  
January 10, 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 MyCommunityNow.com.

**ROLL CALL**

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

2. Review and take appropriate action on the meeting minutes of December 13, 2016. **Motion made by St. Marie-Boelkow, seconded by Savagian**, to approve the minutes. All in favor.

**OLD BUSINESS**

3. None

**NEW BUSINESS**

4. Review and take appropriate action regarding the proposed site and landscaping plan for a pre-owned vehicle dealership at 4740 S. Pennsylvania Ave., submitted by David Koscielniak (Koz-i-ctecture) and Briar Huffman (Huffman Automotive).

The applicant, Huffman, was denied his proposal for the site at the December 13, 2016 Plan Commission meeting. Director Biernat explained that the site and landscape plans were revised and brought forth before the Plan Commission for a second review. He also explained that if approved the building would need an official architectural review and the building code issues would need to be addressed.

The applicant was represented by Koscielniak whom created the plans. He presented the site utilization plan, a storm water management plan, and a landscape plan. An automotive sales & repair business is allowed under the current zoning. Plan Commissioners brought up other zoning concerns. Per Ordinance for commercial uses, 10% of the premise must be landscaping or green space. While an attempt was made by the applicant to meet this threshold, they only site 8% as dedicated landscaping. Further, the current parcel extends into the public right-of-way. The true lot line would be behind the sidewalk. There for, the true amount of landscaping "on premise" is less than 8%. Commission Morales raised concern over how an approval might influence later reviews of similar situations. Commissioner Nelson stated the landscaping plan as presented does not meet the intent of the code.

**Motion made by Morales, seconded by Savagian**, to deny the plan as presented. The motion carried 5-1 with Zsebe opposing the denial.

**ADJOURN**

5. **Motion made by Savagian, seconded by Zsebe, to adjourn. All in favor.**