

**MINUTES OF PLAN COMMISSION
FOR THE CITY OF CUDAHY, WI HELD AT THE MUNICIPAL BUILDING ON
May 9, 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 Nick Gates, Commissioner Harry Savagian, Commissioner Jim Zsebe, and Alderwoman Michele St. Marie-Boelkow. Also present was Economic Development/Inspections & Zoning Director Brian Biernat.

2. Review and take appropriate action on the meeting minutes of April 11, 2017. **Motion made by St. Marie-Boelkow, seconded by Savagian**, to approve the minutes. All in favor.

OLD BUSINESS

3. None

NEW BUSINESS

OPEN PUBLIC HEARING

4. Public hearing to review an application for a temporary conditional use permit to operate a farmers market at 4849 S. Packard Avenue, submitted by Bradley Fronberry (Cudahy Fare Inc). The proposed use may be allowed as a temporary conditional use within the Central Business District per:

Sec. 44-47. – Temporary uses.

The following temporary uses are conditional uses and may be permitted as specified.

(3) Farmers markets for a period not to exceed 150 days per year.

STAFF COMMENTS: Mayor Hohenfeldt stated that the group organizing the farmer's market event will not be able to put the event together and has retracted their plans. There is no public hearing is necessary.

CLOSE PUBLIC HEARING

OPEN PUBLIC HEARING

5. Public hearing to review an application for a conditional use permit to allow a duplex at 3456 S. Plankinton Avenue, submitted by Jacqueline Clanton (Ironwell Apt. LLC). The proposed use may be allowed as a conditional use within the Central Business District per:

Sec. 44-406. Conditional Uses.

(29) Two-family and multifamily residential.

STAFF COMMENTS: Economic Development Director Biernat presented the property owner's plans to address the conversion of the mixed-use building to a multi-family building. The building will house two units.

PRESENTATION BY APPLICANT: Jacqueline Clanton presented the plans for the multi-family building. Alderman Morales and Commissioner Savagian inquired about the contractor of the plans. Biernat stated that for an alteration with no significant structural changes that no architectural plan is required. Plumbing will be reviewed by staff.

PUBLIC COMMENTS: Kathleen Donohoe, 3455 E. Plankinton Ave, spoke about her concerns for adding a residential unit to a building which houses a third residential unit in the basement. She is concerned about the availability of parking on the street.

Biernat stated that in conversion with the owner the building will be a two-family use and the lower/basement level unit will be converted to a tenant accessible common area. The occupancy certificate will be for two-family occupancy. Any occupancy beyond the scope of two-families will be considered unlawful and subject to enforcement under the zoning ordinance.

PUBLIC HEARING CLOSED AT 7:17 PM

6. Appropriate action regarding an application for a temporary conditional use permit to operate a farmers market at 4849 S. Packard Avenue, submitted by Bradley Fronberry (Cudahy Fare Inc). No action necessary.
7. Appropriate action regarding an application for a conditional use permit to allow a duplex at 3456 S. Plankinton Avenue, submitted by Jacqueline Clanton (Ironwell Apt. LLC).

MOTION MADE BY ST. MARIE-BOELKOW, SECONDED BY SAVAGIAN, to approve the conditional use as presented. All in favor.

8. Review and take appropriate action regarding a Certified Survey Map to combine lots at 3522 E. Armour Avenue, submitted by Chris Willey (owner).

MOTION MADE BY ZSEBE, SECONDED BY GATES to approve the CSM as presented. All in favor.

9. Review and take appropriate action regarding a proposal to allow a temporary structure at 5665 S. Pennsylvania Avenue, submitted by Maria Koenrer (WE Energies). The proposed structure is a job trailer for WE Energies to facilitate work related to replacement of gas facilities. Temporary uses may be permitted for a period of up to one year by the Plan Commission and renewed if the Plan Commission deems renewal appropriate.

MOTION MADE BY SAVAGIAN, SECONDED BY ZSEBE, to approve the temporary structure as presented. All in favor.

CONVENE JOINT MEETING OF THE PLAN COMMISSION OF DESIGN REVIEW BOARD AT 7:30 PM

The following members of the Design Review Board were present for roll call: Peter Dombrowski, Eloise Williamson, Mike Nelson, and Nick Gates.

10. Review and take appropriate action regarding a site, landscaping, and architectural plan at 5201 International Drive, submitted by Paul Schmitter (CenterPoint Properties).

Paul Schmitter presented the plans to construct a 153,300 square foot building next to the current Centerpoint owned building on International Drive. The buildings will share a truck port and storm water plan was designed to handle the second building. The new building can hold up to four tenants. Commissioner Nelson addressed the parking lot and landscaping. Biernat stated the parking lot meets the requirements of the code and that the landscaping exceeds the requirements of the code. Discussion about additional landscaping ensued and will be encouraged if outside of the traffic vision triangle. Paul Schmitter agreed that a planting bed can be added at the west side of the north entrance and will consult the architect.

On behalf of the Design Review Board, **MOTION MADE BY NELSON, SECONDED BY WILLIAMSON**, to approve the plans with condition that the additional landscaping be added at the north entrance. All in favor.

On behalf of the Plan Commission, **MOTION MADE BY GATES, SECONDED BY SAVAGIAN**, to approve the plans with condition that the additional landscaping be added at the north entrance. All in favor.

11. Review and take appropriate action regarding a projecting sign as part of a signage plan at 4801 S. Packard Avenue (Landmark Credit Union), submitted by Michael Dlugi (Sign Effectz Inc.)

The height to the bottom of the sign is 10' to 10'-6".

On behalf of the Design Review Board, **MOTION MADE BY GATES, SECONDED BY NELSON**, to approve the plans as presented. All in favor.

On behalf of the Plan Commission, **MOTION MADE BY MORALEZ, SECONDED BY NELSON**, to approve the plans as presented. All in favor.

12. Review and take appropriate action regarding a site utilization plan for accessory structures at One Sweet Applewood Lane, submitted by Gene Bridges (Patrick Cudahy LLC).

The plans involve a corridor addition and a garage.

On behalf of the Design Review Board, **MOTION MADE BY GATES, SECONDED BY WILLIAMSON**, to approve the plans as presented. All in favor.

On behalf of the Plan Commission, **MOTION MADE BY ST. MARIE-BOELKOW, SECONDED BY SAVAGIAN**, to approve the plans as presented. All in favor.

13. Review and take appropriate action regarding the proposed site, landscaping, and architectural plan for a pre-owned vehicle dealership at 4740 S. Pennsylvania Avenue, submitted by David Koscielniak, Koz-i-ecture, and Briar Huffman, Huffman Automotive.

Koscielniak presented the plans. Discussion about the parking arrangement followed and the tenant agrees to eliminate four parking spaces in the middle section of the north parking lot to ease traffic flow. Discussion about the building design followed and the Design Review Board recommends color banding at the base and the top.

On behalf of the Design Review Board, **MOTION MADE BY GATES, SECONDED BY NELSON**, to approve on condition that color banding at the base and top of the building be added to architectural plans and on condition that zoning code landscaping requirements be met. All in favor.

On behalf of the Plan Commission, **MOTION MADE BY ST. MARIE-BOELKOW, SECONDED BY SAVAGIAN**, to approve subject to the site plan performance bond. All in favor.

ADJOURN

14. On behalf of the Design Review Board, **MOTION MADE BY GATES, SECONDED BY NELSON**, to adjourn. All in favor.

On behalf of the Plan Commission, **MOTION MADE BY ST. MARIE-BOELKOW, SECONDED BY ZSEBE**, to adjourn. All in favor.