

**MINUTES OF PLAN COMMISSION  
FOR THE CITY OF CUDAHY, WI HELD AT THE MUNICIPAL BUILDING ON  
November 14, 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 Harry Savagian, and Commissioner Jim Zsebe. Commissioner Nick Gates and Alderwoman Michele St. Marie-Boelkow were absent and excused. Also present was Economic Development/Inspections & Zoning Director Brian Biernat.

2. Review and take appropriate action on the meeting minutes of October 10, 2017. **Motion made by St. Marie-Boelkow, seconded by Zsebe**, to approve the minutes. All in favor.

**OLD BUSINESS**

3. Reconsideration of the terms of the agreement between the City of Cudahy and Genesis Life Services concerning the recommendation to the Common Council to rezone the property at 5071 S. Lake Drive from I-Institutional to RM-1 Multifamily Residential, submitted by Karl Rajani (Genesis Life Services, Inc).

Hohenfeldt stated there was a public hearing before the Common Council regarding the rezone of 5071 S. Lake Drive. The Council did not feel comfortable about the client groups listed to be served by the facility and asked the Plan Commission to reconsider terms of the agreement. **Motion made by St. Marie-Boelkow, seconded by Gates**, to reconsider the terms of agreement between the City of Cudahy and Genesis Life Services. All in favor.

City Attorney Paul Eberhardy presented to Plan Commission the potential client groups of Community Based Residential Facilities as defined by the Department of Health Services in Wisconsin State Statute 83.02(16). Eberhardy seeks direction from the Plan Commission for which client groups will be allowed in the contract between the City of Cudahy and Genesis Life Services.

Lisa Wood, legal representative for Genesis Life Services, addressed which client groups were agreed to eliminate in the agreement. Those immediate client groups to eliminate are those including individuals: (e) Who are alcoholic as given in s. 51.01 (1), (g) Who are pregnant and in need of counseling services, (h) Under the legal custody of government correctional agency or under the legal jurisdiction of a criminal court, (i) Diagnosed as terminally ill, and (k) With acquired immunodeficiency syndrome (AIDS). In addition, the agreement will affirmatively state that the agreement will eliminate allowance of any person who has been convicted of a sexual crime, anyone who is a sexual offender registrant, those who are alcohol or drug dependent, or anyone whose diagnosis upon admittance to the facility is substance use disorder.

The list of allowable client groups under the agreement are those which include individuals: (a) With functional impairments that commonly accompany advanced age, (b) With irreversible dementia, such as Alzheimer's disease, (c) Who have developmental disability as given in s. 51.01 (5), (d) Who are emotionally disturbed or have a mental illness as given in s. 51.01 (13), (f) With physical disabilities), (j) With traumatic brain injury.

After discussion, the Plan Commission added section (d) emotionally disturbed or have a mental illness, to the list of client groups to eliminate as allowable in the agreement.

**Motion made by Moralez, seconded by Zsebe**, to recommend the rezone based on the client groups defined as allowable in tonight's meeting. All in favor.

### **NEW BUSINESS**

4. Review and take appropriate action regarding a Certified Survey Map for a combination of lots at 3416 E. Cudahy Ave, submitted by Daniel C. Dziedzic. **Motion made by Gates, seconded by St. Marie-Boelkow**, to approve the CSM as presented. All in favor.
5. Review and take appropriate action regarding a Certified Survey Map for a combination of lots at 3662 E. Grange Ave, submitted by Charlotte Rytman. **Motion made by Nelson, seconded by St. Marie-Boelkow**, to approve the CSM as presented. All in favor.
6. Review and take appropriate action regarding a site plan amendment for rooftop HVAC equipment and screening at 5555 S. Packard Ave, submitted by Vilter Manufacturing and J.M. Brennan, Inc. **Motion made by Gates, seconded by St. Marie-Boelkow**, to approve the site plan amendment as presented. All in favor.
7. Review and take appropriate action regarding the proposed accessory use of volleyball courts in the adjacent side yard at 3455 E. Layton Ave (City Lounge), submitted by Alex Ahmad and Reclamation, LLC. Alex Ahmad currently owns the vacant lot east-adjacent to City Lounge and would like to turn the lot into a volleyball court. Fencing will be added to the north and south lot line. There is also proposed exterior lighting. Ahmad stated an effort was made to reach out to the property owner to the east of the proposed accessory use. **Motion made by St. Marie-Boelkow, seconded by Moralez**, to table the item to the next meeting to allow for public comment. Motion carried 5-1 with Nelson opposed to the motion to table.
8. **Motion made by Gates, seconded by Zsebe**, to adjourn. All in favor.