

**MINUTES OF PLAN COMMISSION  
FOR THE CITY OF CUDAHY, WI HELD AT THE MUNICIPAL BUILDING ON  
December 13, 2016**

**CALL TO ORDER**

1. Meeting was called to order by Mayor John Hohenfeldt at 7:05 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 Moralez, Commissioner Nick Gates, and Commissioner Harry Savagian. Commissioner Jim Zsebe 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 November 8, 2016. **Motion made by Gates, seconded by Savagian**, to approve the minutes. All in favor.

**OLD BUSINESS**

3. None

**CONVENE JOINT MEETING OF PLAN COMMISSION AND DESIGN REVIEW BOARD**

The Design Review Board was called to order at 7:06 PM. The following members were present for roll call: Peter Dombrowski, Eloise Williamson, Joan Houlehen, Mike Nelson, and Nick Gates. Marcelle Carlson and Terry Schuelke were absent and excused.

**NEW BUSINESS**

**PUBLIC HEARING**

4. Review and take appropriate action regarding the proposed site, architectural plan and proposed signage to reflect new business name and corporate colors for Mister Car Wash at 5506 S. Packard Ave., submitted by Jeffrey Natrop (Renner Architects) and Dave Hail (Mister Car Wash).

**Motion made by Gates, seconded by Nelson**, to approve the proposed plan with condition that the smooth faced areas above the doors be covered by canopies. All in favor. **Motion made by Houlehen, seconded by Williamson**, to approve on behalf of the Design Review Board. All in favor.

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

**Motion made by Savagian, seconded by Nelson, to deny the proposal. All in Favor. Motion made by Nelson, seconded by Houlehen, to deny the proposal on behalf of the Design Review Board. All in favor.**

6. Review and take appropriate action regarding the proposed wood cedar fence to screen air-handling equipment outside the bar/restaurant at 3506-08 E. Layton Ave., submitted by Ken Sidello (Sidello Property LLC).

Request made for more information. The item was tabled to the January 2017 meeting.

7. Review and take appropriate action regarding the site, landscaping plan to install a mechanical yard with fence and landscape screening at 5900 S. Lake Dr. (Aurora St. Luke's South Shore), submitted by Russell Legg (Aurora Health Care).

**Motion made by Savagian, seconded by Gates, to approve the proposal. All in favor. Motion made by Nelson, seconded by Houlehen, to approve the proposal on behalf of the Design Review Board. All in favor.**

#### **Adjourn Joint Meeting and return to regular business of the Plan Commission**

**Motion made by Houlehen, seconded by Nelson, to dismiss the Design Review Board at 7:40 PM. All in favor.**

8. Review and take appropriate action regarding the certified survey map for 3506-08 E. Layton Ave., submitted by Ken Sidello (Sidello Property LLC).

**Motion made by Savagian, seconded by Nelson, to approve the certified survey map. All in favor.**

9. Review and take appropriate action regarding a recommendation to the Common Council to rezone 3618-3620 E Grange Ave from B-2 Community Business to M-1 Limited Manufacturing and eliminate the Overlay Zoning, submitted by Jennifer Vallier (Vallier Law, LLC).

**Motion made by Gates, seconded by Savagian, to approve the rezone proposal. All in favor.**

10. Review and take appropriate action regarding a recommendation to the Common Council to rezone 3802 E Barnard Ave from RS-2 Single-Family Residential to RD-2 Single-Family and Two-Family Residential, submitted by Mark Nicholson.

**Motion made by Savagian, seconded by Moralez, to deny the rezone proposal. All in favor.**

#### **ADJOURN**

11. **Motion made by Gates, seconded by Savagian, to adjourn the meeting at 7:55 PM. All in favor.**