

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

ROLL CALL

The following members of the Plan Commission were present for roll call: Alderman Justin Morales, Commissioner Harry Savagian, Commissioner Jim Zsebe, and Alderwoman Michele St. Marie-Boelkow. Commissioner Mike Nelson and Commissioner Nick Gates 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 February 14, 2017. **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, landscaping, and architectural plan for multiple locations as submitted by the School District of Cudahy, submitted by Joseph Clarke (Groth Design Group, Inc).

Joseph Clark presented the plans. The Cudahy High School proposal involves a new right-turn only driveway off Lake Drive, additional parking, and additional sidewalk. Less than half an acre of new impervious surface has no additional storm water management plan requirement. A landscaping plan is provided per City Ordinance. Exterior work will be conducted on the Tech Ed facility.

The J.E. Jones Elementary proposal involves a new elevator tower which is visible above the lower level roof. Exterior work will match existing brick.

The Park View Elementary proposal involves a new elevator tower which projects out of the roof by 2 ft. 8 in. Exterior work will match existing building.

The General Mitchell Elementary proposal involves renovating the exterior concrete plaza with new concrete. The ceramic mosaic tile is in sub-par shape and will be replaced with a blue fiber cement panel system. The west elevation will have a new canopy.

Clarke fielded questions about the proposal from the Plan Commission with no considerable objections or recommendations. There was lengthy discussion about the driveway proposal for Cudahy High School. The driveway will address traffic flow concerns.

Motion made by Savagian, seconded by Moralez, to approve as submitted. All in favor.

5. Review and take appropriate action regarding the proposed site, landscaping, and architectural plan for 2727 E. Layton Ave (Ewald Venus Ford), submitted by Chad Kemnitz (Professional Consultants, Inc).

Chad Kemnitz presented the plans. The proposed addition will extend off of the rear of the current building and will be visible from Whitnall Avenue. The exterior will match the existing building.

Motion made by St. Marie-Boelkow, seconded by Savagian, to approve as proposed. All in favor.

6. Review and take appropriate action regarding the proposed certified survey map to combine parcels at 4740 S. Pennsylvania Ave, submitted by Ken Churchill (owner).

Biernat presented the proposal. The proposal is related to a prior action by the Commission to deny a used automobile dealership at the address. By lawfully joining 4740 Pennsylvania to the vacant parking lot adjacent to the north the proposed use would be more able to accommodate appropriate landscaping/greenspace requirements.

Moralez introduced a motion to table the proposal until the next meeting so that the absent commissioners were able to review. Biernat stated that a motion to table is possible but that there was previous suggestion from the Commission to join the lots. The vacant parking lot to the north is smaller in area than the other parcel and entirely paved. As there is no principal building on the north lot there is no appropriate use under current zoning or functional utility unless it were aggregated to an adjacent parcel. Biernat then stated that combing the parcels makes sense in order to address the functional obsolescence of the existing land divisions. Further discussion about this proposal's relation to the prior proposal involving an auto dealership to the south and a wider focus on the long-term benefits of joining the parcels ensued.

Motion made by Moralez, seconded by Savagian, to table the proposal to the next meeting. Zsebe abstained. The motion carried 3-1 with one abstained.

ADJOURN

7. **Motion made by St. Marie-Boelkow, seconded by Savagian, to adjourn. All in favor.**