

**MINUTES OF PLAN COMMISSION
FOR THE CITY OF CUDAHY, WI HELD AT THE MUNICIPAL BUILDING ON
September 12, 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 August 8, 2017. **Motion made by Nelson, seconded by Savagian**, to approve the minutes. All in favor.

OLD BUSINESS

None

NEW BUSINESS

3. Review and take appropriate action regarding a Certified Survey Map for a combination of lots at 3775 E. Whittaker Avenue, submitted by Amy Carter (owner). **Motion made by Commissioner Zsebe, seconded by Alderwoman St. Marie-Boelkow**, to approve the proposal as presented. All in favor.
4. Review and take appropriate action regarding a Certified Survey Map for a combination of lots at 3836 E. Somers Avenue, submitted by James Williamson (owner). **Motion made by Commissioner Nelson, seconded by Commissioner Savagian**, to approve the proposal as presented. Mayor Hohelfeldt abstained from voting. Motion passes 5-0-1.
5. Review and take appropriate action regarding a Certified Survey Map for a combination of lots at 3834 E. Edgerton Avenue, submitted by Ignacio Saldivar (owner). **Motion made by Alderwoman St. Marie-Boelkow, seconded by Commissioner Savagian**, to approve the proposal as presented. All in favor.
6. Review and take appropriate action regarding a Certified Survey Map for a combination of lots at 3740 E. Carpenter Avenue, submitted by Carol Witczak (owner). **Motion made by Commissioner Nelson, seconded by Commissioner Zsebe**, to approve the proposal as presented. All in favor.
7. Review and take appropriate action regarding a 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.)

Karl Rajani, President/Owner, and Steve Taylor, Director of Affairs, of Genesis Life Services introduced the plans to operate a Community Based Residential Facility at the location. The building layout was discussed. Each unit will have its own bathroom. There is a community dining room and other activity rooms. There are preliminary plans for a rooftop garden. Rajani discussed his business of operating assisted living facilities. The three target populations for this location are assisted living for the elderly, for the developmentally disabled, and for substance abuse services. Rajani stated that the market research will be done to determine which group the facility will house.

The public hearing will be scheduled before the Common Council if the Plan Commission recommends the rezone. Discussion about the business followed.

Motion made by Zsebe, seconded by Hohenfeldt, to recommend the rezone of the property at 5071 S. Lake Drive from I-Institutional to RM-1 Multifamily Residential.

Motion made by Savagian to amend the previous motion by denying the recommendation to rezone the property at 5071 S. Lake Drive from I-Institutional to RM-1 Multifamily Residential. After the third call there was **no second** to approve the motion to deny. The motion died.

The motion on the floor returned to: **Motion made by Zsebe, seconded by Hohenfeldt,** to recommend the rezone of the property at 5071 S. Lake Drive from I-Institutional to RM-1 Multifamily Residential. The motion was denied by a vote of 2 - 4.

Motion made by Moralez, seconded by Nelson, to recommend the rezone of the property at 5071 S. Lake Drive from I-Institutional to RM-1 Multifamily Residential with condition that there be a restriction against substance abuse treatment at the facility and that a contract be reviewed by the City Attorney. The motion carried by a vote of 5 -1.

The public hearing set before the Common Council is to be held on October 17, 2017.

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