

**MINUTES OF THE JOINT PLAN COMMISSION AND DESIGN REVIEW BOARD
FOR THE CITY OF CUDAHY, WI HELD AT THE MUNICIPAL BUILDING ON
April 9, 2013**

CALL TO ORDER

Meeting was called to order by Mayor Day.

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 Jason Litkowiec, Commissioner Mike Coulthurst, Commissioner Nelson, Alderman Richard Bartoshevich, Commissioner Harry Savagian, and Commissioner Jim Zsebe. The following members of the Design Review Board were present for roll call: Peter Dombrowski, Marty Van Hoof, Joan Houlehen, Nick Gates and Jim Hooper. Also present was Economic Development Director, Brian Biernat.

MINUTES

Motion to approve minutes from March 12, 2013 made by Commissioner Savagian, seconded by Alderman Bartoshevich. All in favor.

NEW BUSINESS FOR JOINT MEETING

6. **Review and take appropriate action on the preliminary proposed use, building, site utilization, landscaping, lighting, grading and drainage, utilities submitted by Kendall Breunig, Sunset Investors, Inc. for new development at 5133 South Pennsylvania Avenue. The preliminary, proposed new use will include both mini-warehousing as a conditional use and multi-tenant retail as a permitted use.**

Mr. Breunig presented colored plan sets. Economic Development Director, Brian Biernat, explained that this submittal was brought to the Plan Commission in February 2013 and now for a preliminary review due to the fact there is a combination of proposed uses on this single parcel, one a Conditional Use and one a Permitted Use and the developer wanted to get a sense from the Plan Commission in terms of the combined uses. At the February 2013 meeting there was a tie vote that resulted in a denial of the preliminary review. There was a moratorium in place prohibiting mini warehousing in the City of Cudahy that was terminated by the Common Council at their April 3rd, 2013 meeting. This submittal is coming as a fresh look at this proposal. Mr. Breunig proposed the new plan, addressing the driveway issues; the plan shows a 30' driveway with a 15' flare, and a deceleration lane. He also explained a deed restriction by the Department of Transportation on his actual parcel. Also explained there is a We Energies light and a pole. The neighboring trucking company wanted \$200,000 to share the driveway, the plans show the "portion of the driveway will be shared in the public way." Proposal shows a 9,000 sq. foot building which will require other approvals if there is a need for any modifications. Commissioner Zsebe inquired about the strip of grass between the parcel and the parcel to the south. Mr. Breunig explained this is a bioswale and will help with drainage and with placement of plowed snow. Commissioner Zsebe was also concerned about trucks driving over the grass. Brian Biernat asked about wrought iron and decorative fencing which will be installed on the property which Mr. Breunig commented would look nice. Commissioner Zsebe still had

concerns regarding the driveways and how it would work and if the City Engineer was shown this proposal, which she was shown. The City Engineer only expressed interest in the "access point".

There was some discussion regarding water and drainage. Commissioner Nelson asked when the front end of the project would be built for the commercial portion. Mr. Breunig commented possibly within the next two years. Mr. Nelson also expressed his concern with the grassy area in the meantime, hoping this would be well maintained and not weeds. Mr. Breunig guaranteed it would be landscaped nicely and kept up.

Commissioner Coulthurst asked if there would be any storage on the exterior of the buildings, which Mr. Breunig stated that this is not proposed at this time. Mr. Breunig knows he would need additional approval in this was needed in the future. Commissioner Coulthurst also stated his concerns with the traffic coming from the south would be a problem, but with any use this would be an issue also. Alderman Litkowiec asked about Mr. Breunig's other locations and if they had commercial and how that worked. Mr. Breunig stated in Franklin has office space not retail. Design Review Board Member, Peter Dombrowski, asked about the hours the site will be open, which is 24 hours, and if the site would be lighted, which it will with wall pack lighting.

Commissioner Nelson was inaudible, but questioned the landscaping which Mr. Breunig explained what his landscaping plans and preferences are. Commissioner Coulthurst asked about Sheet 101 regarding the east elevation and what the garage doors were for on the back of the unit, which Mr. Breunig explained there are four faux entry doors on the north end and four on the south end.

A Design Review Board member questioned the signage, which was inaudible.

Motion to approve to move forward to a Public Hearing on the Conditional Use made by Alderman Bartoshevich, seconded by Commissioner Litkowiec. Roll Call Vote, Alderman Litkowiec – yes, Commissioner Nelson – yes, Commissioner Coulthurst – no, Commissioner Savagian – no, Commissioner Zsebe – yes, Alderman Bartoshevich – yes, Chairman – yes. Motion moved, 5-2.

Design Review motion to approve made by Peter Dombrowski, seconded by Joan Houlehen, All in favor.

ADJOURN

Motion to adjourn meeting made by Design Review Board. Motion to adjourn meeting made by Alderman Bartoshevich, seconded by Commissioner Zsebe. All in favor.

**MINUTES OF THE JOINT PLAN COMMISSION AND DESIGN REVIEW BOARD
FOR THE CITY OF CUDAHY, WI HELD AT THE MUNICIPAL BUILDING ON
May 14, 2013**

CALL TO ORDER

Meeting was called to order by Mayor Hohenfeldt.

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 Coulthurst, Commissioner Nelson, Alderman Richard Bartoshevich, Commissioner Harry Savagian, and Commissioner Jim Zsebe. Alderman Justin Moralez was absent and excused. The following members of the Design Review Board were present for roll call: Marty Van Hoof, Joan Houlehen, Nick Gates and Mike Nelson. Jim Hooper and Peter Dombrowski were absent and excused. Also present was Economic Development Director, Brian Biernat.

MINUTES

Motion to approve minutes from April 9, 2013 was held over due to IT audio issues.

PUBLIC HEARINGS

- 3. Proposed development at 5133 South Pennsylvania Avenue to include mini-warehousing, identified as a conditional use in the M-1 Limited Manufacturing Zoning District. Plans submitted by Kendall Breunig, Sunset Investors, Inc.**

Mr. Breunig gave a summary of the proposed development for the Public Hearing. A 7 acre site, with 61,000 sq. ft. of mini-storage buildings; 9,000 sq. ft. commercial building. There will be 4 buildings built initially, and an additional 4 in the future. These are metal building with blue doors and blue roofs. Public Hearing open for comment at 7:10 pm, 3rd call with no response at 7:11pm.

PUBLIC HEARING CONDITIONAL USE – PLAN COMMISSION

Plan Commission discussed their desire for the deceleration lane. Motion to approve with the following conditions:

- There will be a 6 month review of the project.
- There will be a deceleration lane.
- The mini-storage shall not exceed 40,000 sq. ft. until the commercial building is built in front, and the total mini-storage area shall not exceed 61,000 sq. ft.
- Foundation pads for future building #'s 5-6-7-8 will be constructed.

Motion to approve with above conditions made by Commissioner Nelson, seconded by Commissioner Zsebe. Motion approved unanimously.

PUBLIC HEARINGS

- 4. Proposed development at General Mitchell Play Field, 2915 East Ramsey Avenue for a new, two-story concession building serving patrons and attendees of sporting events featuring the Cudahy Bulldogs, is submitted by Jim Papala of the Cudahy School District and Michael Peine, Architect. In the I-1 Institutional Zoning District, accessory structures exceeding 15 feet in height shall be considered a conditional use. A conditional use permit for an increase in height must be granted by the City Plan Commission in accordance with subsection 17.03310.C.(11) of the City of Cudahy Municipal Code.**

Michael Peine, Architect, gave a presentation on the Bulldog program. Multiple Bulldog Booster members, and Jim Papala, from the School District was present. The proposed building is a wood frame 30-40 year structure. There will be food serving area, a sound system, power and data to the building and a hose bib. Parking will be to the north, the breezeway doors between General Mitchell and the School District buildings. The bathrooms will be accessible also. There are no other uses for this building or field at this time. The field will be used from September through November.

Public comments:

- Kelly Campbell, 5873 S. Delaware Avenue, Cudahy, WI spoke in favor of the facility.

Public Hearing Closed at 7:49 pm with no additional comments.

PUBLIC HEARING CONDITIONAL USE – PLAN COMMISSION

Alderman Bartoshevich expressed his concern regarding the drainage issues on site and asked if the residents on the east of the proposed building were notified, which they were; the Mayor had received a phone call from resident asking questions which the Mayor clarified for the resident. Commissioner Savagian asked why there was not a water line being run to the building which the answer from the Architect was that there would be a significant cost to running the sanitary sewer to the building. The Bulldog Booster members were notified by the Health Department on their requirements for being sanitary.

Motion to approve plans as presented by Alderman Bartoshevich, seconded by Commissioner Nelson. Motion approved unanimously.

NEW BUSINESS

- 5. Review the proposed Certified Survey Map being an aggregation of three parcels located at the southwest corner of the intersection of South Kingan Avenue and East Ramsey Avenue, submitted by the Sigma Group on behalf of Covenant Healthcare Systems, Inc.**

Motion made by Commissioner Coulthurst to approve, seconded by Commissioner Nelson. All in favor.

NEW BUSINESS FOR JOINT MEETING WITH DESIGN REVIEW

6. **Review and take appropriate action on the proposed use, building, site utilization, landscaping, lighting, grading, and drainage utilities submitted by Plunkett Raysich Architects for new development at 3501 East Ramsey Avenue, submitted on behalf of Covenant Healthcare Systems, Inc.**

Ron Voker, presented the plans for the new clinic. Construction to be in August of 2013 and to be complete by December 2013. Mary Spencer, Architect, also spoke regarding materials being used. The canopy entrance will face Ramsey Avenue, with Hardiplank lap siding. There will be privacy chain link fence screening the mechanical area in the back. Visitor parking will be on the north side of the building with a two way into the lot. There will be 46 parking spaces with 3 handicap spaces. The east side will be employee angle parking with one way in. There will be strong landscaping and new utilities to the site. Commissioner Nelson did suggest some screening of the dumpster area. Also, Commissioner Savagian questioned the traffic "cross over", which will not change. A suggestion to articulate the east elevation to "break up" the long façade. Chris Karr, Sigma Group, presented a summary of the site and storm and water was discussed.

Design Review was inaudible, motion to approve with plan to articulate the east elevation made by Marty Van Hoof, seconded by Nick Gates.

Plan Commission motion made by Commissioner Nelson to approve, seconded by Alderman Bartoshevich. All in favor.

7. **Review and take appropriate action on the proposed 10,800 square foot building addition, and modified site utilization, lighting, grading, and drainage, utilities plans submitted by William Matthews, Anderson Ashton Design Build, on behalf of CR Industries at 5757 South Pennsylvania Avenue.**

William Matthews from Anderson Ashton proposed plans for the 10,800 sq. ft. warehouse building for some machinery to be added at a later time. The building height will be the same and the color will be slightly different, which will not be visible from the street view. Side setbacks to be approved at this time to 10' to line up the new building with the old building. Commissioner Coulthurst asked if this would aide in "cleaning up the outside of the site", which Mr. Matthews assured the Plan Commission it would be cleaned up.

Design Review motion made by Nick Gates, seconded by Marty Van Hoof, all in favor.

Plan Commission motion made by Commissioner Coulthurst, seconded by Commissioner Savagian to approve as presented. All in favor.

ADJOURN

Motion to adjourn meeting made by Design Review Board. Plan Commission motion to adjourn meeting made by Alderman Bartoshevich, seconded by Commissioner Savagian. All in favor.